

# FIVE MILE CENTRE

6326 FIVE MILE CENTRE PARK, STE 420-422, FREDERICKSBURG, VA 22407

## FOR LEASE

3,000 sq. ft. office/retail spaces available for lease

## HIGHLIGHTS

- Finished office/retail space available for lease
- Unit 420 is a finished, open space that could be used for office or retail
- Unit 422 features 2 open rooms, with double glass door separating the rooms. Kitchenette with refrigerator, sink & cabinetry
- End cap unit
- Located within Five Mile Centre, a mixed-use commercial development with unique co-tenants

## SPECS

- Building Size: 6,062 sq. ft.
- Year Built: 2005
- Zoning: C2
- Parking: 5.45 Spaces/1,000SF



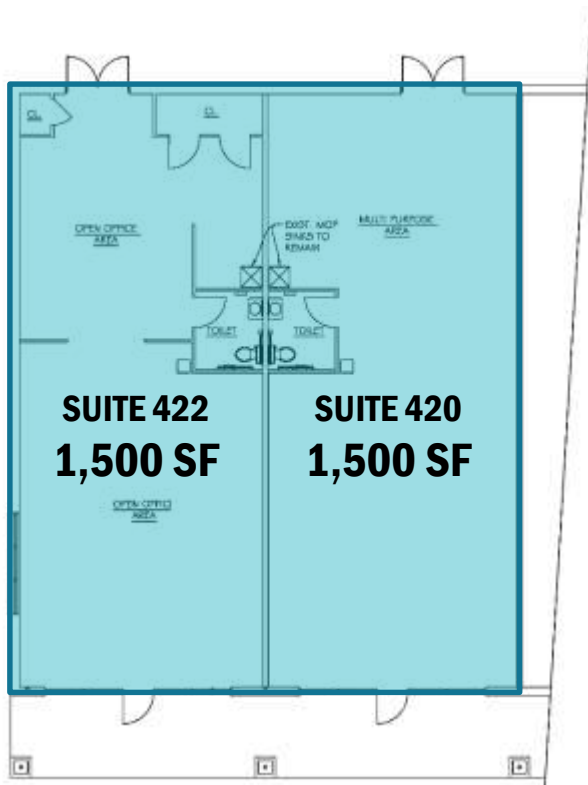
Five Mile Centre is a well-established commercial condominium association containing eight buildings built in 2005. The park is very well maintained and boasts high occupancy rates and great complimentary businesses. There is currently (2) 1,500 sq. ft. units available in this building. One unit (STE 420) is an open, finished space and the other unit (STE 422) features two large open office space areas, kitchenette with refrigerator, sink and cabinetry; Space could also be used for retail. The spaces are adjoining and could be leased as a whole to total 3,000 sq. ft.

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
POPULATION	40,848* 42,901**	89,938* 97,047**	197,207* 212,860**
HOUSEHOLDS	13,768* 14,406**	31,710* 34,079**	68,364* 73,557**
AVERAGE HH INCOME	\$91,505* \$102,455**	\$92,228* \$103,779**	\$96,496* \$109,274**

\*2017 Estimate  
 \*\*2022 Projection

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## LOCATION

Five Mile Centre is located just off Route 3/Plank Rd in Spotsylvania County, VA. The center is conveniently located just minutes from I-95 and other major transportation routes. west Route 3's premier retail and food destination. Five Mile Centre Park is a centrally located in Spotsylvania's main business corridor. The development is also situated within one of areas most densely populated housing hubs that is continuing to see steady growth.

Spotsylvania is one of Virginia's fastest-growing counties, and is projected to be the 2<sup>nd</sup> fastest growing D.C. suburb through 2040. The county benefits from its desirable location along Interstate 95 and close proximity to D.C. This convenient location, plus the high quality of life and business friendly climate, make Spotsylvania County attractive to new and expanding businesses of all types.

## HIGHLIGHTS

- Located just off Route 3/Plank Rd, Spotsylvania County's premier retail and business corridor
- Approximately 2.5 miles from I-95
- There are 13 schools with total enrollment over 12,000 students within 3 miles
- Located in Spotsylvania County's housing hub with over 54,000 residents within a 3 mile and over 116,000 with 5 mile radius
- Business Park setting with strong co-tenants
- Nearby tons of amenities — dining and shopping including one of Virginia's first Lidl grocery stores



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