



Four Mile Fork Business Center 4715 Jefferson Davis Highway Space for Lease



Presented by:

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“CREATING VALUE THROUGH SERVICE EXCELLENCE”

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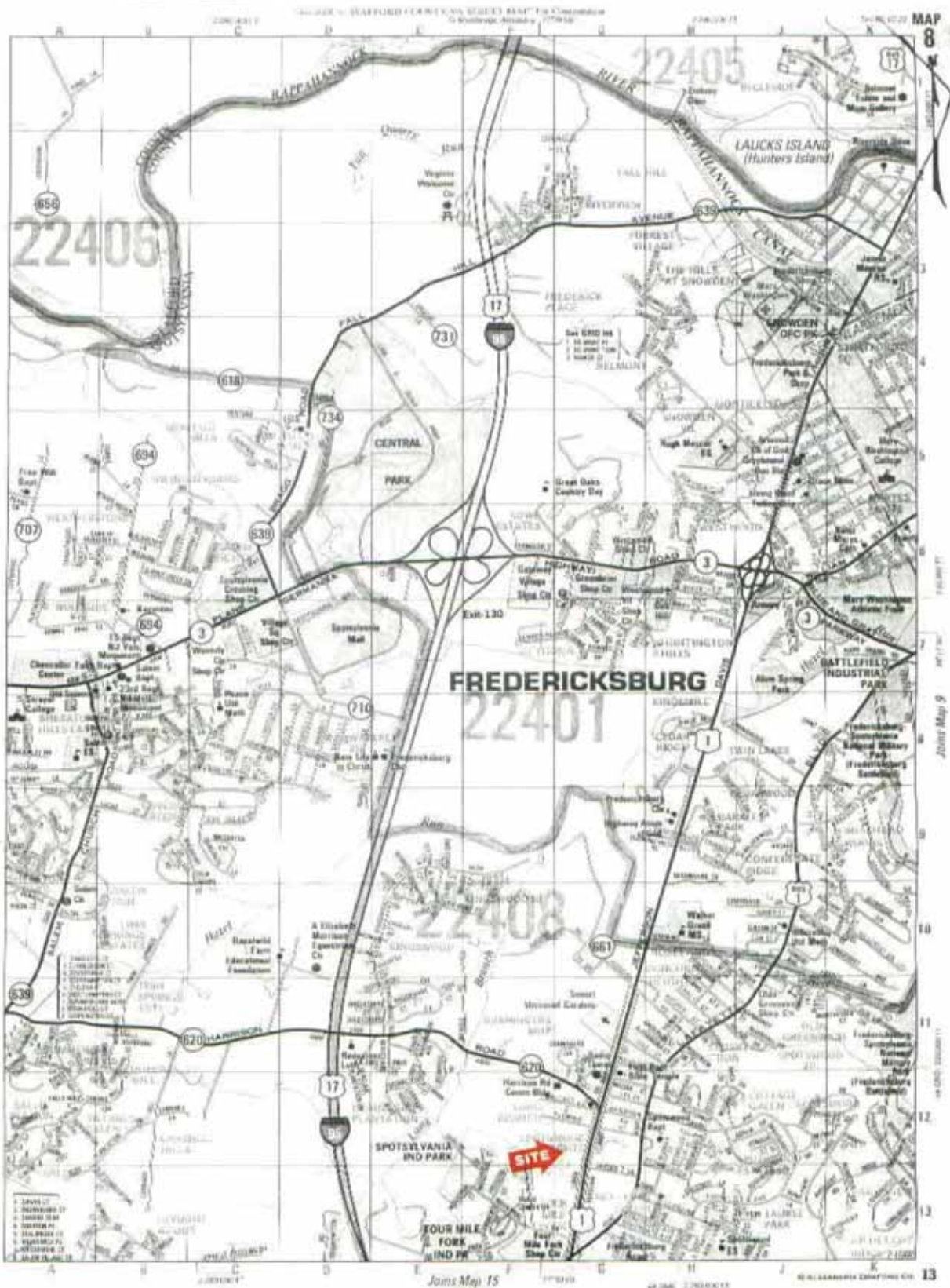
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Four Mile Fork Business Center

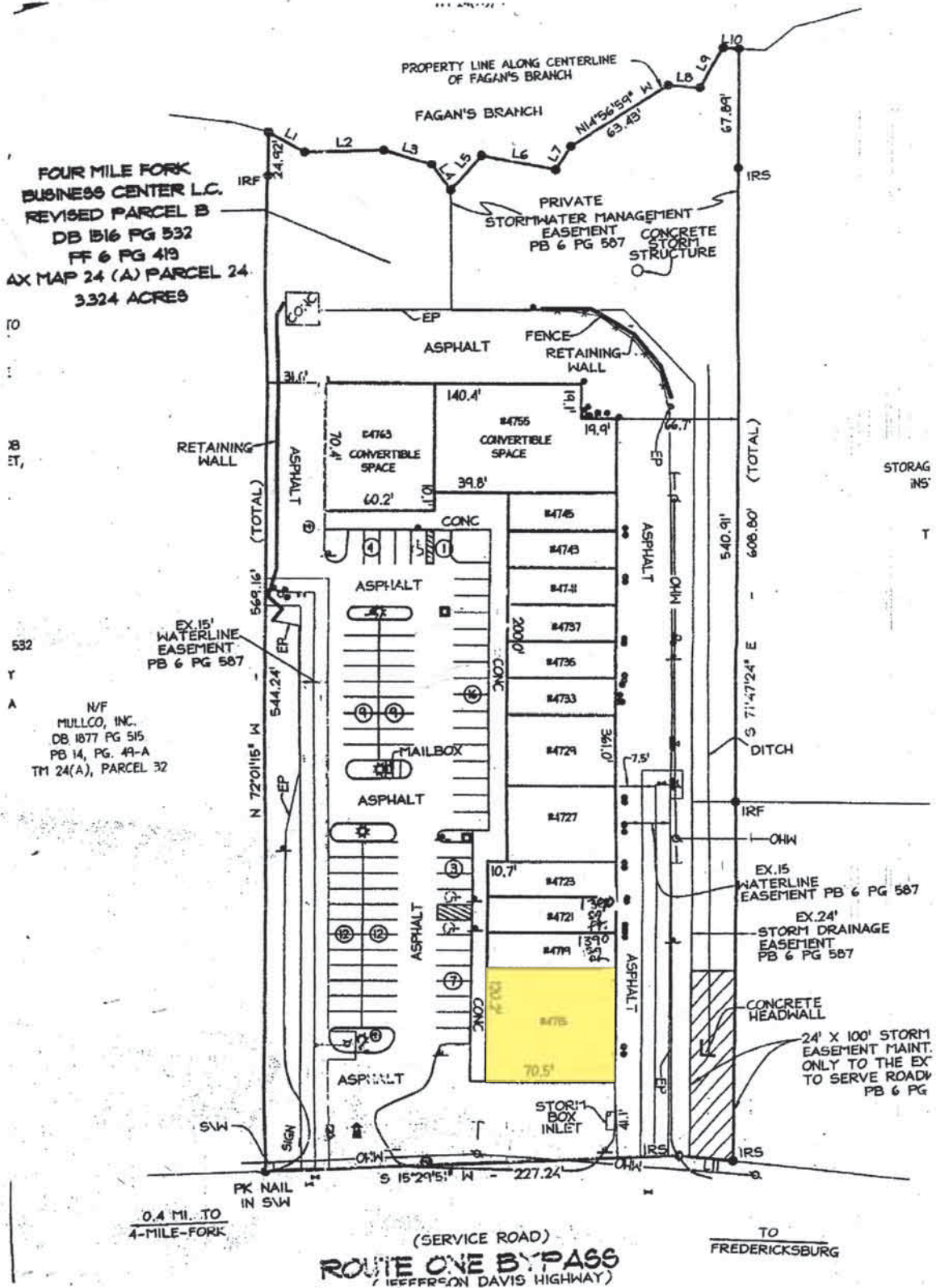
4715 Jefferson Davis Highway
Fredericksburg, Virginia

- Project:** Four Mile Fork Business Center is a mixed-use retail/commercial flex building. Uses for this project includes retail, retail showroom, warehouse and office.
- Location:** This property is well located on the west side of Route One at its intersection with Lassen Lane in Spotsylvania County. The property fronts on the Route One service lane providing good visibility and end cap space for customer convenience.
- Traffic Count:** 28,000 vehicles per day according to the latest Virginia Department of Transportation (VDOT) count - 2017.
- Property:** Unit 4715 consists of 4,200 square feet of space with 1,860 square feet of showroom, one office, one breakroom and one bathroom. Warehouse area comprises 2,046 square feet of space with one 10 x 12 roll up drive in door. Showroom has 12 foot ceilings and the entire unit is heated and cooled throughout.
- Timing:** 4715 is available for immediate occupancy.
- Terms:** The 4,200 square foot unit is \$4,900.00 per month plus condo fees and taxes. Taxes are \$322.72 and condo fees are \$593.24 per month.
- Utilities:** All utilities are available to the space including natural gas.

Area Map



Unit Location



END OF AGREEMENT

Exterior Photos



Exterior Photos

