



Property Highlights

- **3,000 SF "Plug & Play" office suite** including 6 private offices, large open "bull pen" area, kitchenette, separate break room, storage room, and 2 ADA compliant bathrooms
- **1,500 SF** suite currently built out for retail
- Well located on busy Southpoint Plaza Parkway, easily accessible from Route 1 and I95; great access and ample parking
- Spaces are well suited for a number of users including retail, office, medical, and dental

Drive Time Demographics

	<u>10 Minutes</u>	<u>15 Minutes</u>	<u>20 Minutes</u>
Population	40,053	102,313	158,097
Households	15,579	39,557	59,282
Median Age	35.05	34.70	35.30

Join Area Retailers:



For More Information Please Contact:

Magnolia Martin
Retail Leasing & Sales
VAKOS Companies

mmartin@wjvco.com
540.898.3242 x1012 office
540.903.0072 cell

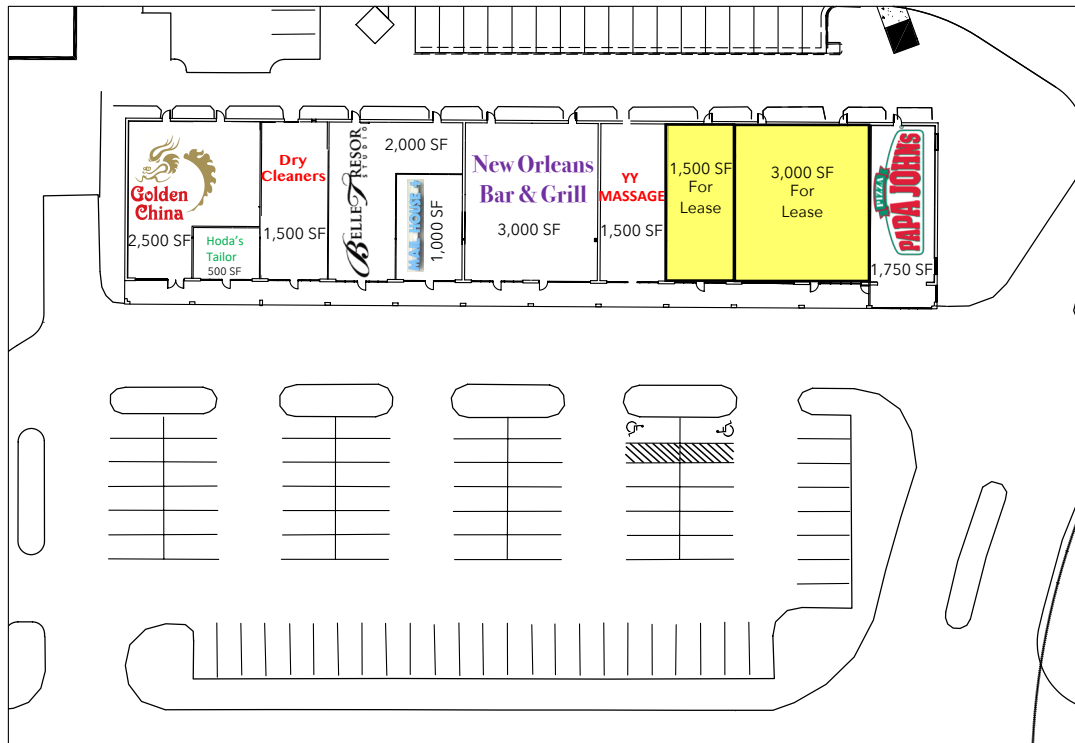
Retail &
Office
For Lease

Southpoint Plaza

5446-5450 Southpoint Plaza Way
Fredericksburg, VA 22407

VAKOS COMPANIES

SOUTHPOINT PLAZA



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