

LEASE

FULLY EQUIPPED RESTAURANT

1108 - 1110 Caroline St Fredericksburg, VA 22401



PROPERTY DESCRIPTION

4,118 sf Fully Equipped Restaurant for Sub-Lease

PROPERTY HIGHLIGHTS

- Turnkey Restaurant Opportunity – Fully equipped kitchen, bar, and dining areas ready for immediate operation
- Prime Downtown Location – Situated in the heart of Historic Fredericksburg on high-visibility Caroline Street
- Flexible Layout – Multiple dining rooms, bar/lounge area, and private event space
- Outdoor Potential – Sidewalk seating available to maximize customer traffic and street presence
- Strong Foot Traffic – Surrounded by established retailers, boutiques, offices, and historic attractions
- Ample Public Parking – Convenient access to nearby parking garages and street parking
- Recent updates and quality finishes enhance tenant efficiency

OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (NNN)
Number of Units:	6
Available SF:	4,118 SF
Lot Size:	0.16 Acres
Building Size:	4,118 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	22,062	40,034	86,053
Total Population	59,079	107,242	247,298
Average HH Income	\$136,498	\$132,650	\$144,688

Donny Self, CCIM
(540) 842-6202



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COMMERCIAL**
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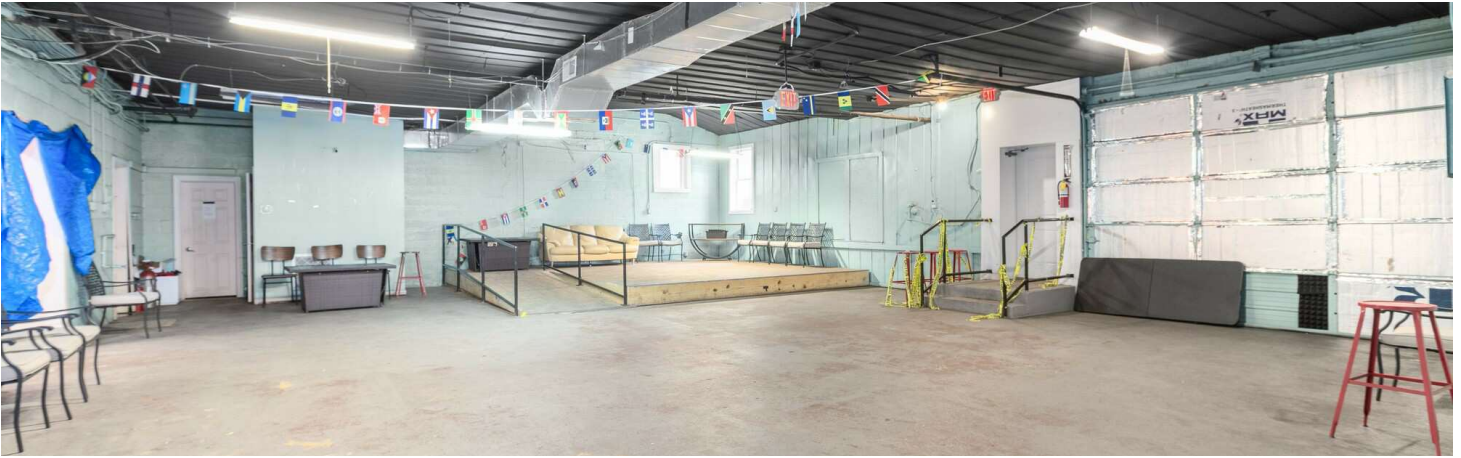


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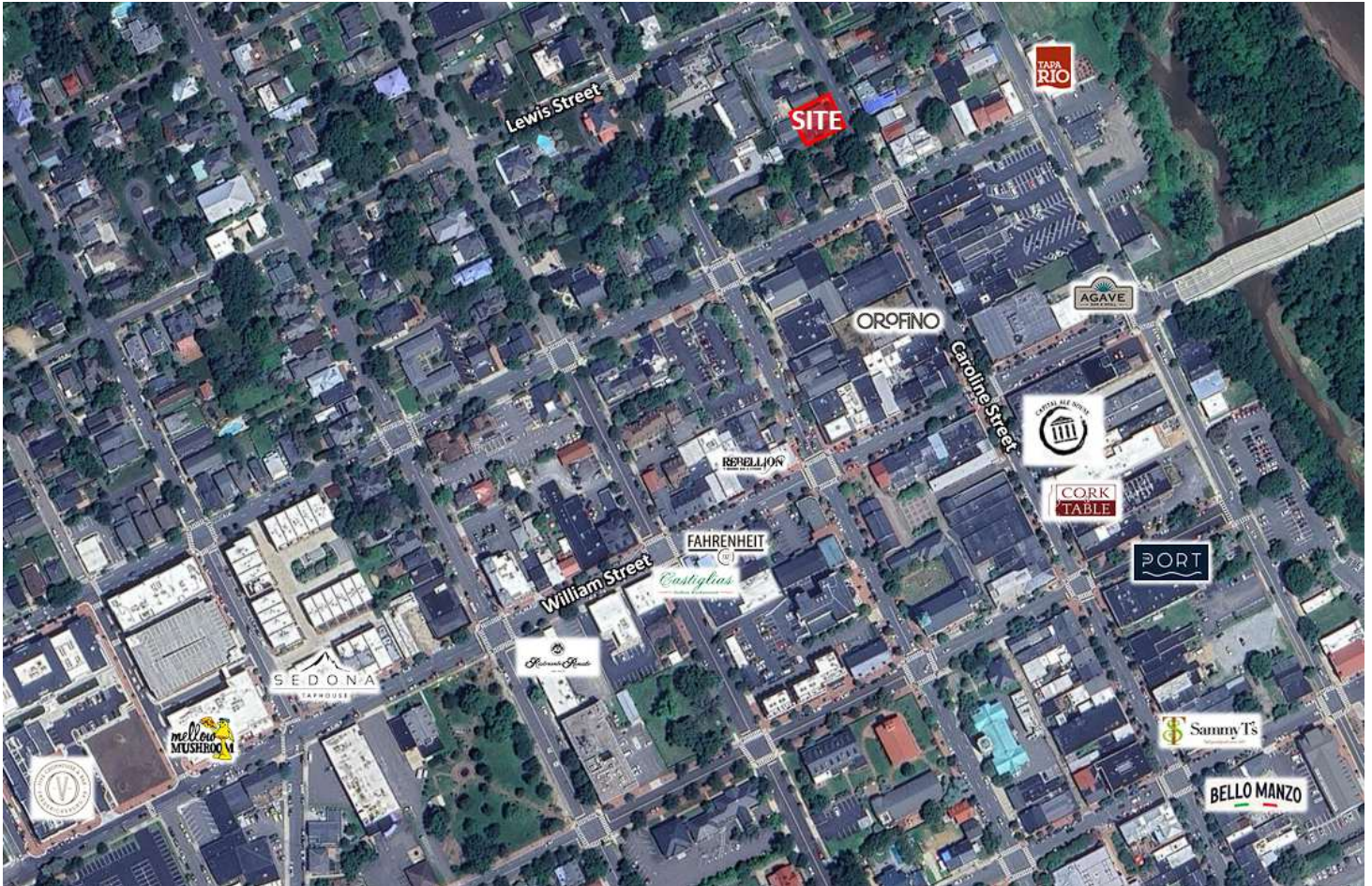


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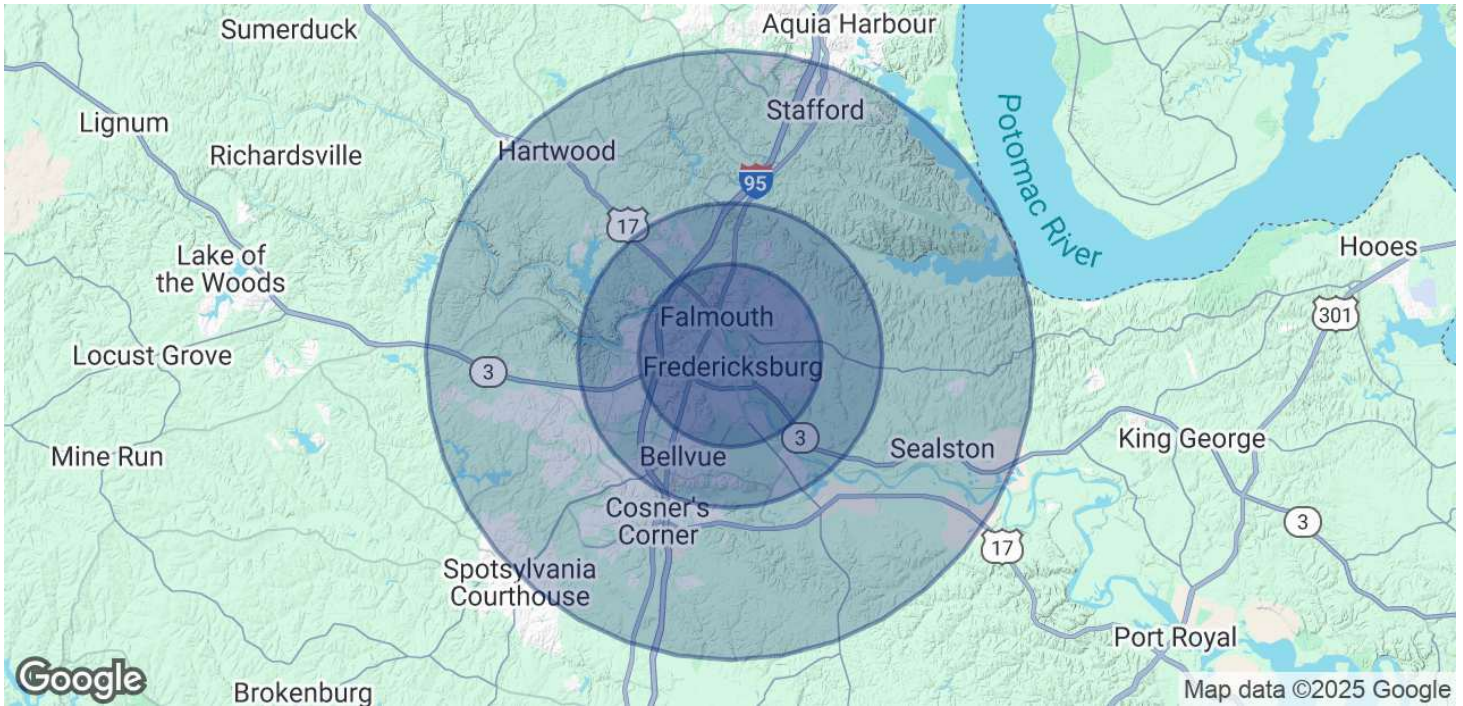


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POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	59,079	107,242	247,298
Average Age	38	39	38
Average Age (Male)	37	38	37
Average Age (Female)	39	40	39

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	22,062	40,034	86,053
# of Persons per HH	2.7	2.7	2.9
Average HH Income	\$136,498	\$132,650	\$144,688
Average House Value	\$507,088	\$473,316	\$489,154

Demographics data derived from AlphaMap

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