

[CLICK HERE TO SEE FULL 14-SITE PORTFOLIO >](#)



JOIN THESE RETAILERS



FORMER BANK BRANCH FOR LEASE

- Building Size: 2,659 SF with drive thru lanes
- Land Area: 0.66 Acres
- Approximately 19 parking spaces
- Large Free standing pylon sign
- Prominent visibility to Chatham Heights Rd (11,730 ADT)

MATT SKALET

[mskalet@klnb.com](mailto:maskalet@klnb.com) | 202-420-7775

BEN BECKER

bbecker@klnb.com | 202-420-7773

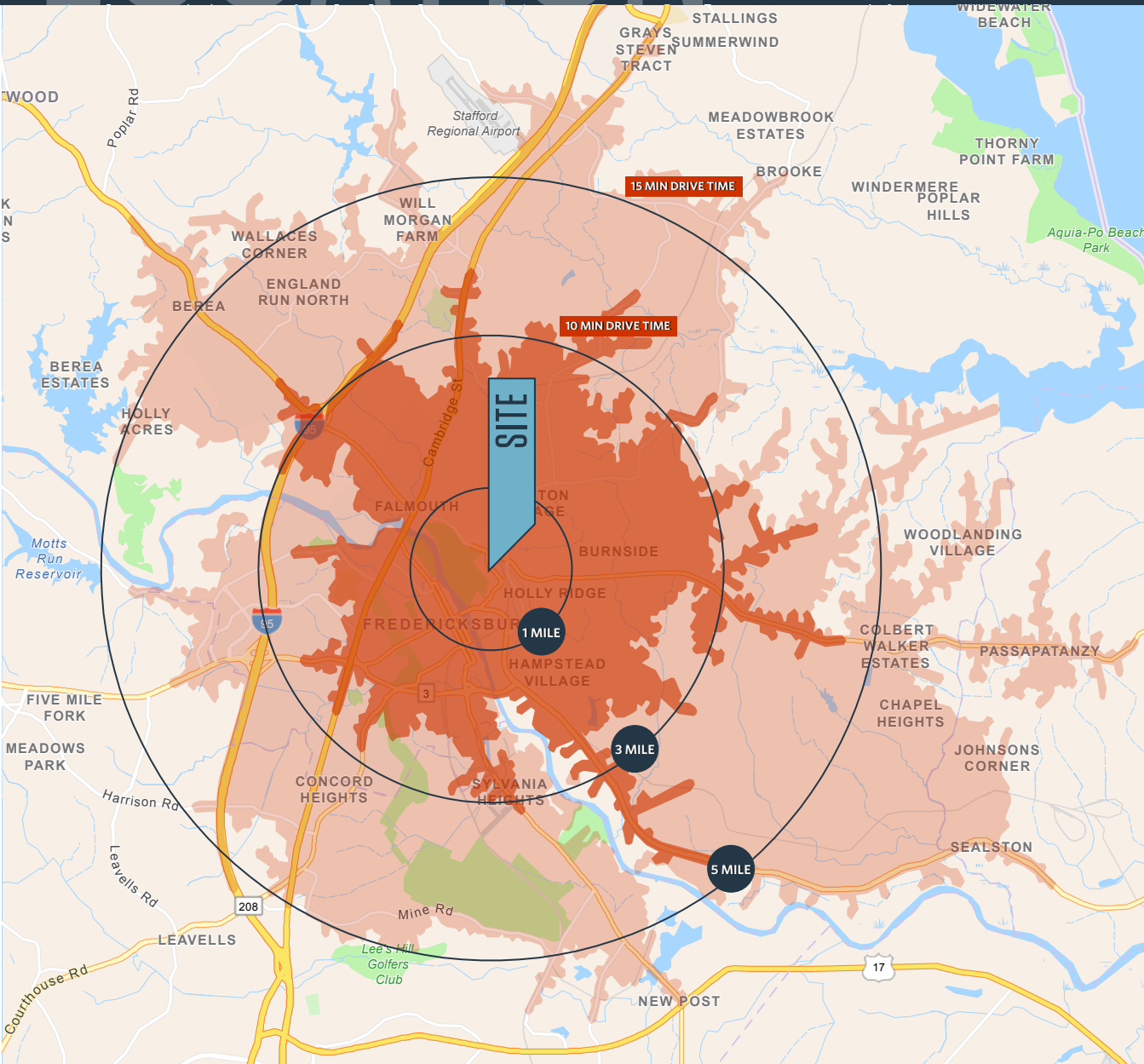
RYAN SCHMITZ

rschmitz@klnb.com | 202-602-1743

LOCATION

375 CHATHAM HEIGHTS RD

FREDERICKSBURG, VA 22405, STAFFORD COUNTY



DEMOGRAPHICS | 2023:

	1-MILE	3-MILE	5-MILE	10-MIN DRIVE TIME	15-MIN DRIVE TIME
Population	5,355	54,443	96,462	40,651	87,361
Daytime Population	6,042	31,871	61,999	46,002	55,547
Households	2,222	20,343	35,955	14,750	32,359
Average HH Income	\$144,274	\$124,762	\$124,472	\$128,847	\$124,930

TRAFFIC COUNTS | 2022:

Chatham Heights Rd	11,730 ADT
Butler Rd	34,170 ADT
Cool Springs Rd	23,500 ADT

MATT SKALET

maskalet@klnb.com | 202-420-7775

BEN BECKER

bbecker@klnb.com | 202-420-7773

RYAN SCHMITZ

rschmitz@klnb.com | 202-602-1743



375 CHATHAM HEIGHTS RD

FREDERICKSBURG, VA 22405, STAFFORD COUNTY



SITE
375 CHATHAM HEIGHTS RD

MATT SKALET

maskalet@klnb.com | 202-420-7775

BEN BECKER

bbecker@klnb.com | 202-420-7773

RYAN SCHMITZ

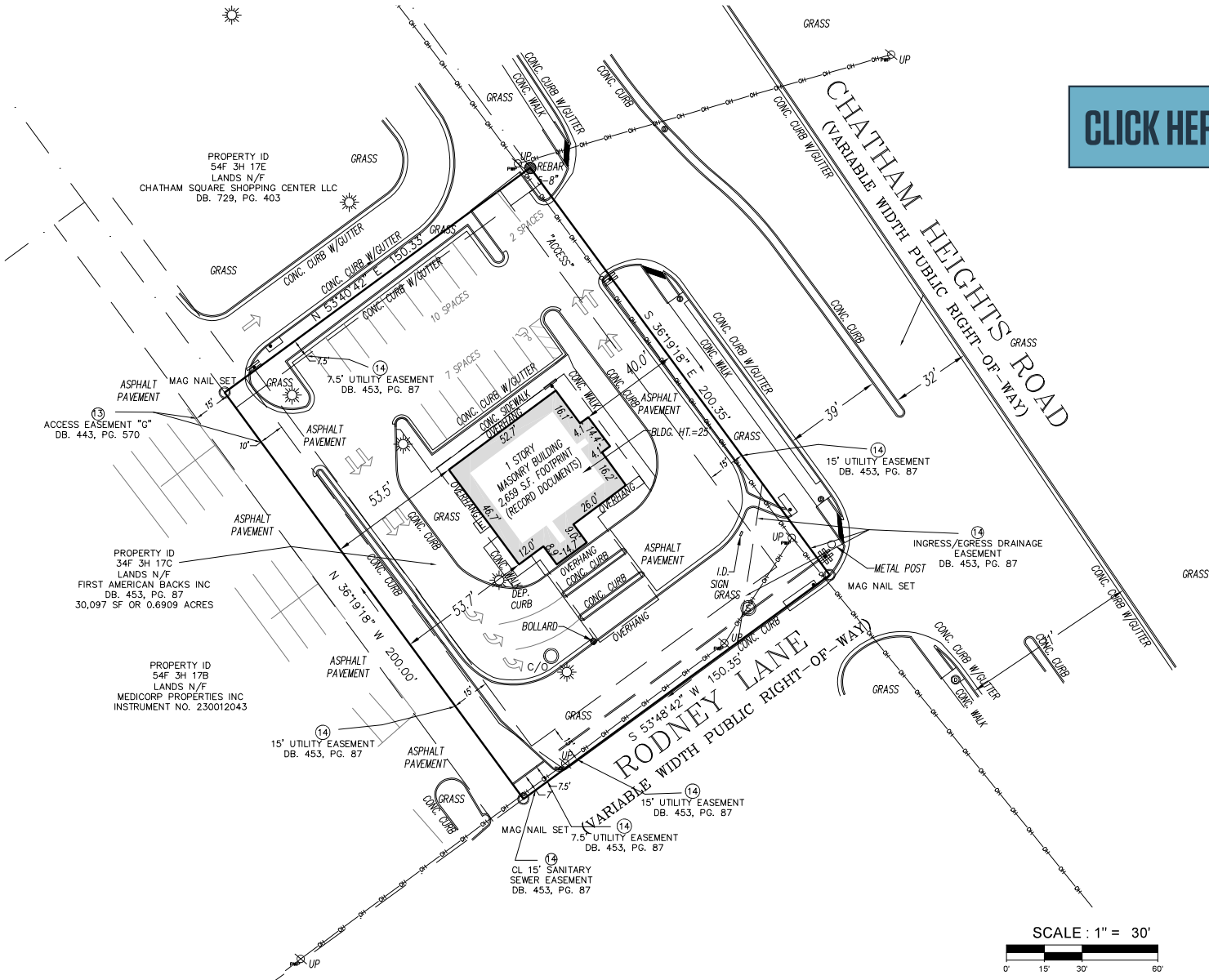
rschmitz@klnb.com | 202-602-1743

SURVEY

375 CHATHAM HEIGHTS RD

FREDERICKSBURG, VA 22405, STAFFORD COUNTY

[CLICK HERE TO DOWNLOAD SURVEY](#)



MATT SKALET

maskalet@klnb.com | 202-420-7775

BEN BECKER

bbecker@klnb.com | 202-420-7773

RYAN SCHMITZ

rschmitz@klnb.com | 202-602-1743





375 CHATHAM HEIGHTS RD

FREDERICKSBURG, VA 22045, STAFFORD COUNTY

FOR MORE INFORMATION, PLEASE CONTACT:

MATT SKALET

[mskalet@klnb.com](mailto:maskalet@klnb.com)

202-420-7775

BEN BECKER

bbecker@klnb.com

202-420-7773

RYAN SCHMITZ

rschmitz@klnb.com

202-602-1743

1130 Connecticut Ave, NW, Suite 600, Washington, DC 20036

.....

klnb.com



[instagram.com/klnbcre](https://www.instagram.com/klnbcre)



[linkedin.com/company/klnb](https://www.linkedin.com/company/klnb)



[facebook.com/KLNBCRE](https://www.facebook.com/KLNBCRE)

[CLICK TO VIEW PROPERTY WEBSITE](#)

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.