

**For Lease  
OFFICE**

# Eagle Village

Jefferson Davis Highway, Fredericksburg, Virginia

## Mixed-Use Development adjacent to University of Mary Washington



**Class A Office** 36,000 sf  
**1st Floor/Retail** 30,000 sf

**Student  
Apartments**  
620 Beds

**Pedestrian Bridge  
to University of  
Mary Washington**

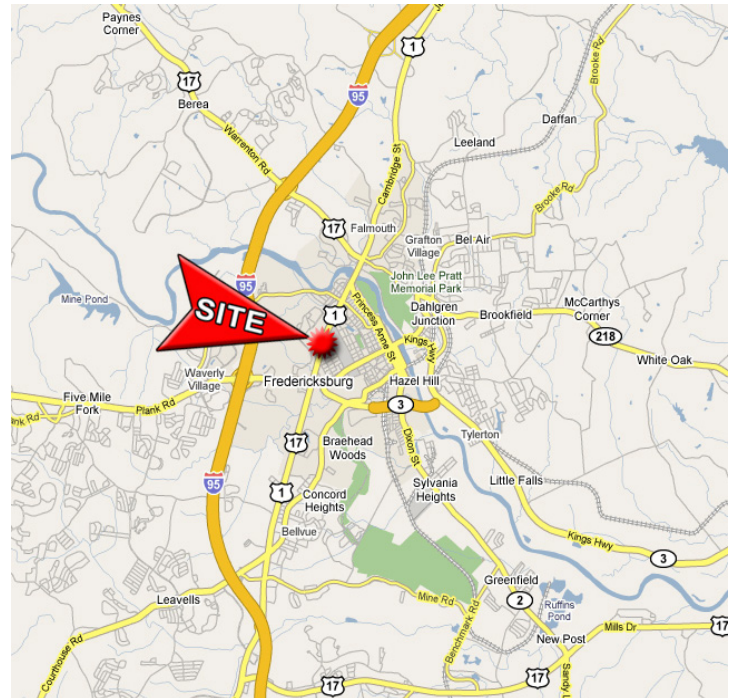
- Estimated delivery summer, 2010
- Spaces range from 3,600 SF to 36,000 SF
- 33,000 vehicles per day on Route 1
- Pedestrian bridge to connect project over Route 1 to University of Mary Washington

### PROJECT WILL CONSIST OF:

- **University-Based Mixed-Use +/-250,000 sf project**
  - +/-36,000 sf new office (Phase I)
  - +/-30,000 sf new retail (Phase I)
  - 156 apartments (620 student beds)
  - 530-car parking garage

### ADJACENT TO:

- University of Mary Washington
  - 4,000 students; 1,000 employees
- Mary Washington Hospital
  - 412 beds; 5,000 employees



### DEMOGRAPHICS

	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Total Population	16,254	51,289	97,640
Average HH Income	\$64,355	\$75,566	\$84,648
Daytime Work Population	12,100	37,211	55,947

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