

**For Lease
OFFICE**

Eagle Village

Jefferson Davis Highway, Fredericksburg, Virginia

Mixed-Use Development adjacent to University of Mary Washington



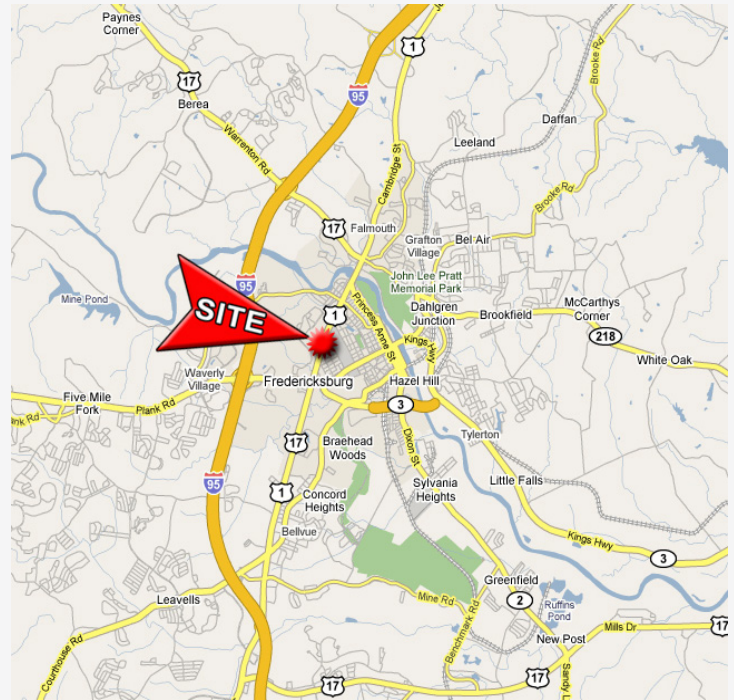
- Estimated delivery summer, 2010
- Spaces range from 3,600 SF to 36,000 SF
- 33,000 vehicles per day on Route 1
- Pedestrian bridge to connect project over Route 1 to University of Mary Washington

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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