

# FOR LEASE

4,000 SF OFFICE SPACE

# 10712

**Ballantraye Dr Ste. 306 & 308**  
FREDERICKSBURG, VA 22407



## SPECIFICATIONS

Size:	2,000 - 4,055 SF
Lease Rate:	\$18.00 PSF
NNN:	\$3.00 PSF
Available:	4/1/2026

# PROPERTY OVERVIEW



208

PREMISES

4,055 SF of flexible office space suitable for a variety of uses

Can be demised into two separate units

Supports a wide range of office and service-oriented users

Efficient floor plan suitable for private offices and collaborative space

Convenient location with easy access to major corridors

# AVAILABLE UNITS & PRICING



**UNIT 306 & 308**  
**4,055 SF**

# FLOORPLAN



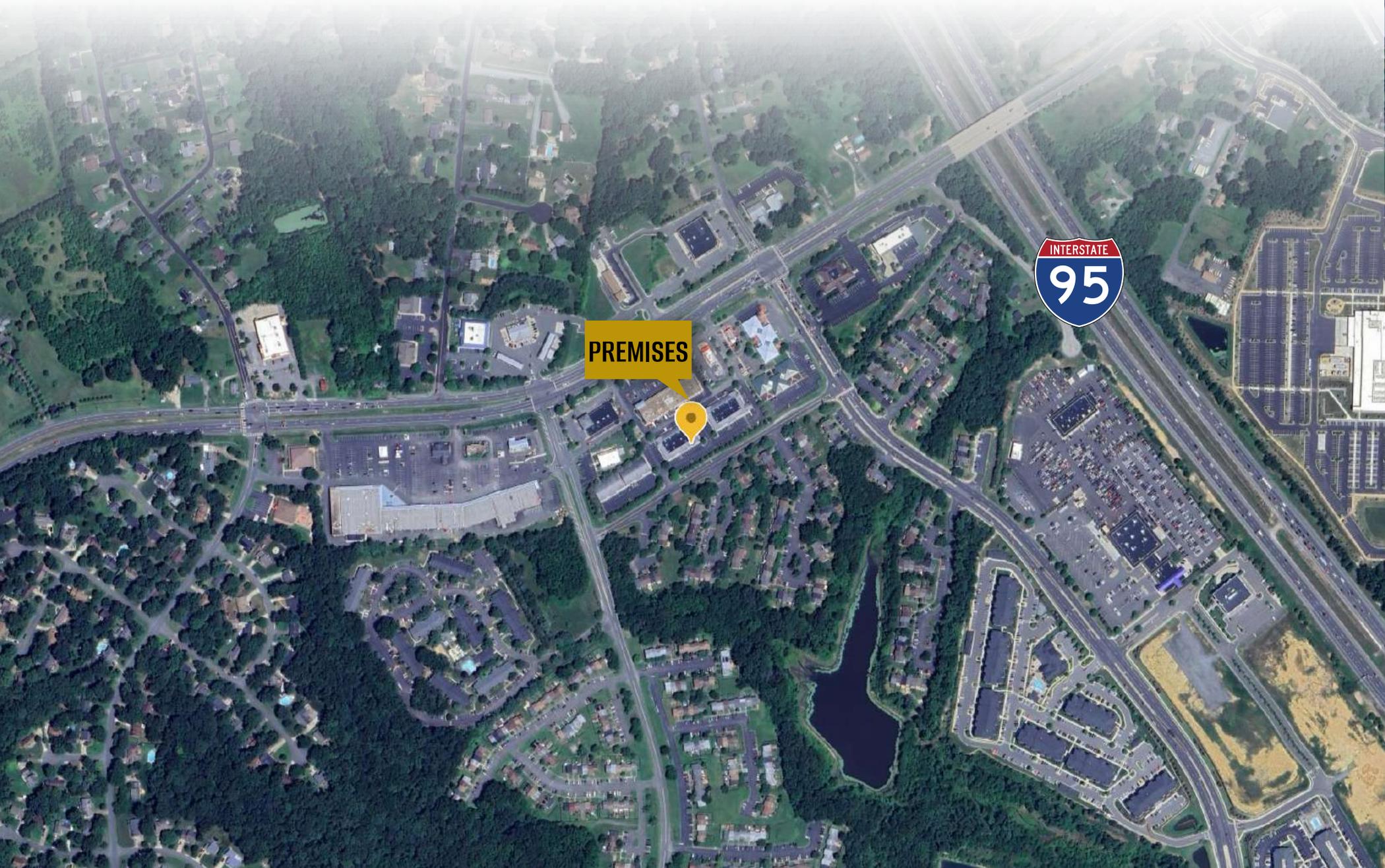
# INTERIOR PHOTOS



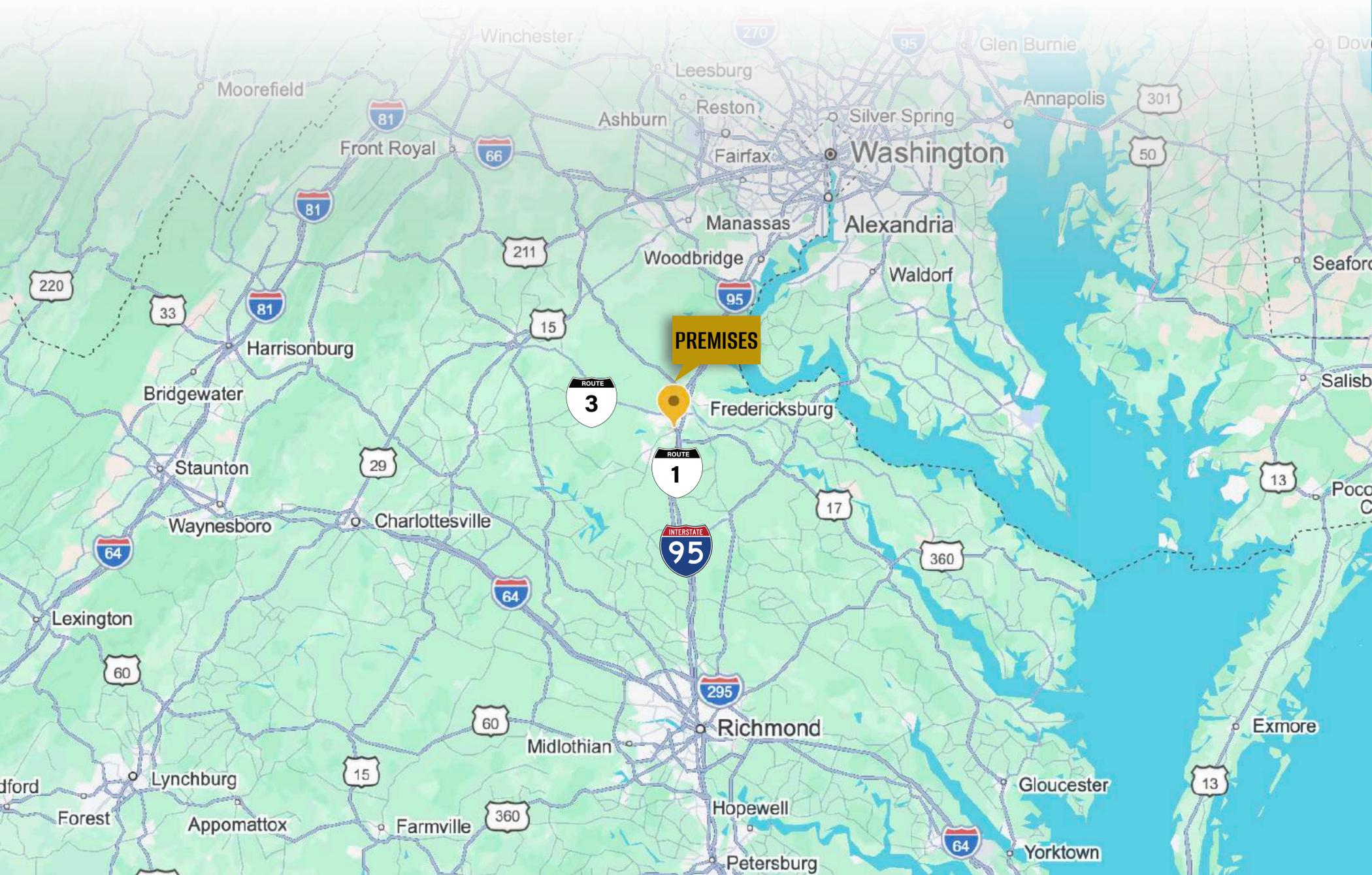
# INTERIOR PHOTOS



# LOCAL VIEW



# REGIONAL VIEW



# DEMOGRAPHIC/INCOME REPORT



INCOME	2 mile	5 mile	10 mile
Avg Household Income	\$109,789	\$114,244	\$118,576
Median Household Income	\$90,374	\$94,841	\$98,292
< \$25,000	1,022	4,805	7,775
\$25,000 - 50,000	1,225	4,895	9,061
\$50,000 - 75,000	2,102	7,911	13,064
\$75,000 - 100,000	1,374	5,351	8,738
\$100,000 - 125,000	1,595	6,323	10,598
\$125,000 - 150,000	797	3,586	6,679
\$150,000 - 200,000	1,231	5,829	10,087
\$200,000+	1,042	5,016	10,081

POPULATION	2 mile	5 mile	10 mile
2020 Population	26,664	115,369	199,129
2024 Population	27,225	120,754	212,134
2029 Population Projection	30,123	132,769	234,668
Annual Growth 2020-2024	0.5%	1.2%	1.6%
Annual Growth 2024-2029	2.1%	2.0%	2.1%
Median Age	38.6	36.3	37.7
Bachelor's Degree or Higher	35%	35%	35%
U.S. Armed Forces	141	698	1,737

## FOR MORE INFORMATION PLEASE CONTACT:



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