



FOR LEASE

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FLEMING STREET FLEX

92 Fleming Street Fredericksburg, VA 22408

PROPERTY HIGHLIGHTS

- Convenience: Accessed from Both Jefferson Davis Hwy and Lafayette Blvd
- Well Located Amidst the Fredericksburg Motor Mile
- 1200 square feet of Finished Office and Showroom
- 1200 square feet of Storage Warehouse w/ Loading Dock Door
- Available for Immediate Occupancy

Jonathan Gardner

Principal Broker

540.898.3242 x1024

jgardner@vakosre.com

Brett Pritchett

Property Manager and Leasing Specialist

540.898.3242 x1012

bpritchett@vakosre.com

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PROPERTY DESCRIPTION

Former showroom space with multiple private offices and small storage warehouse for lease, accessible from right-in/right-out turn from Jefferson Davis Hwy, and also directly accessed from Lafayette Blvd. A 2,400 square foot flex industrial space for lease, with 1,200 square feet of office and showroom space combined with 1,200 square feet of warehouse. Has a single 10' foot rollup door accessed by 30" high loading dock. In good condition, ready for immediate occupancy.

LOCATION DESCRIPTION

Located just north of Four Mile Fork and highly visible in the business corridor of Jefferson Davis Hwy, 92 Fleming Street can be accessed directly from Route 1. Benefits from central and convenient location, along with an estimated daily traffic count of over 28,000 at Jefferson Davis Hwy. Convenient to I-95 and in the midst of Dealership Row, the location presents an opportunity to lease an end-cap flex space with loading dock for fair market value. C-3 zoning accommodates a wide range of uses. Not suitable for auto repair because of ceiling height and loading dock access.

OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (MG)
Available SF:	2,400 SF
Building Size:	10,400 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,544	40,003	69,073
Total Population	4,121	110,340	196,817
Average HH Income	\$82,010	\$80,873	\$87,154

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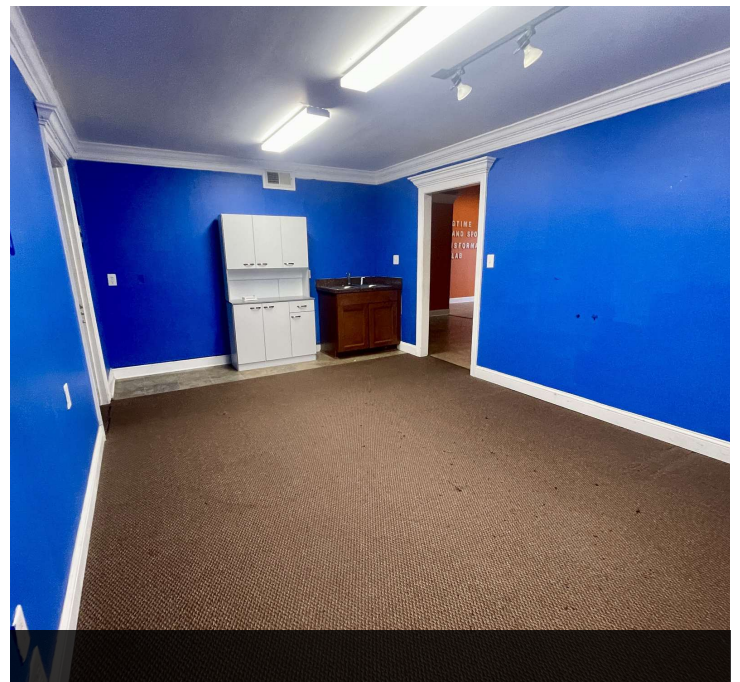
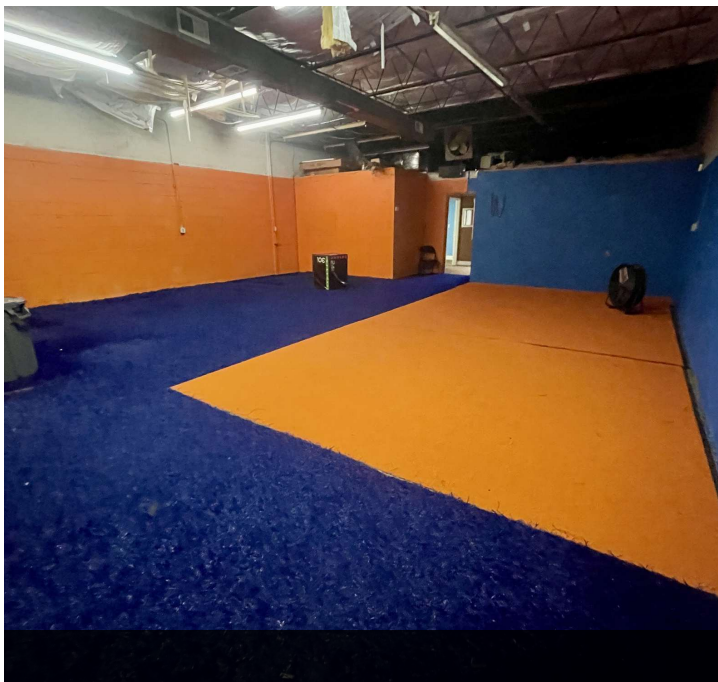
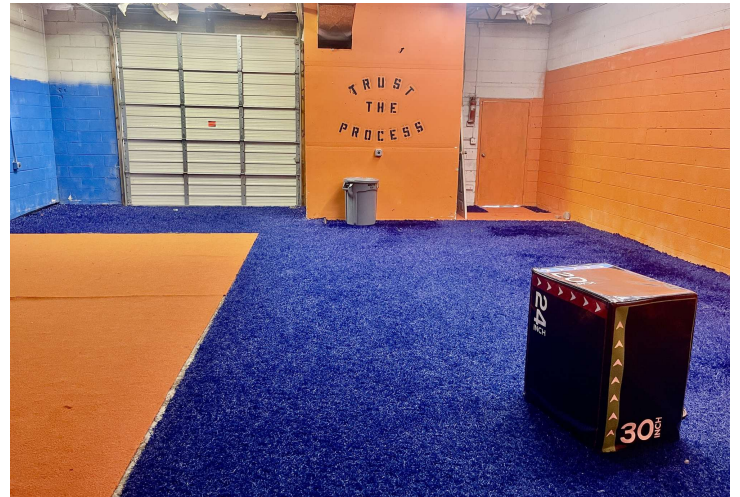
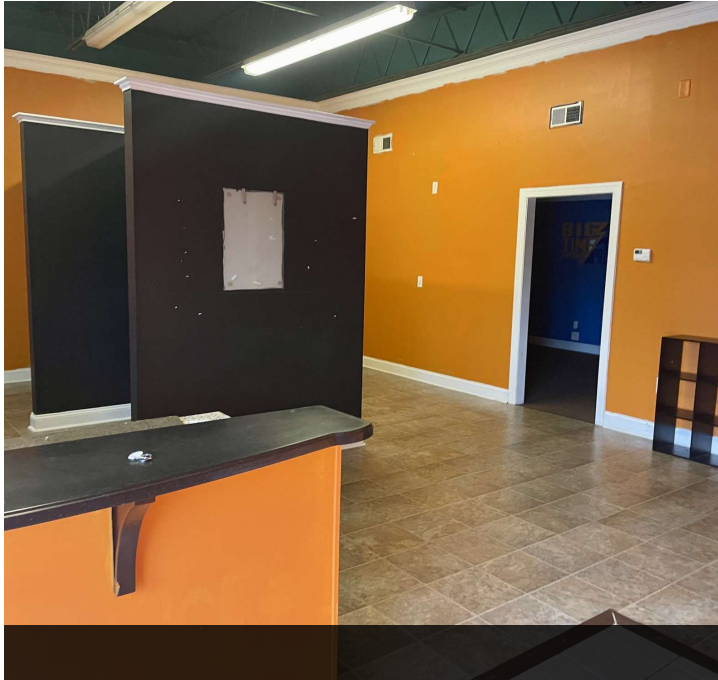
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VAKOS REAL ESTATE SERVICES

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10333 Southpoint Landing Blvd

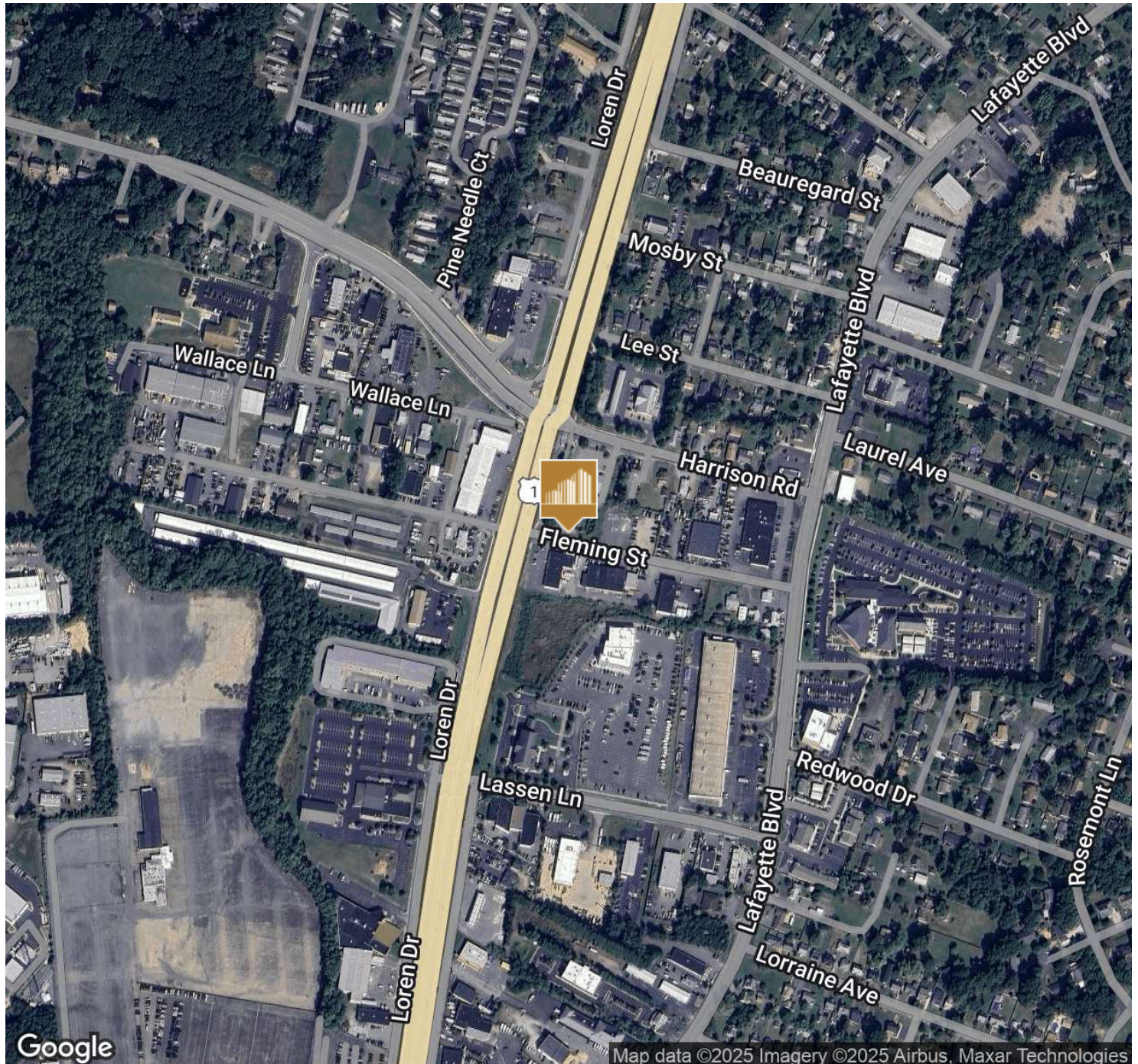
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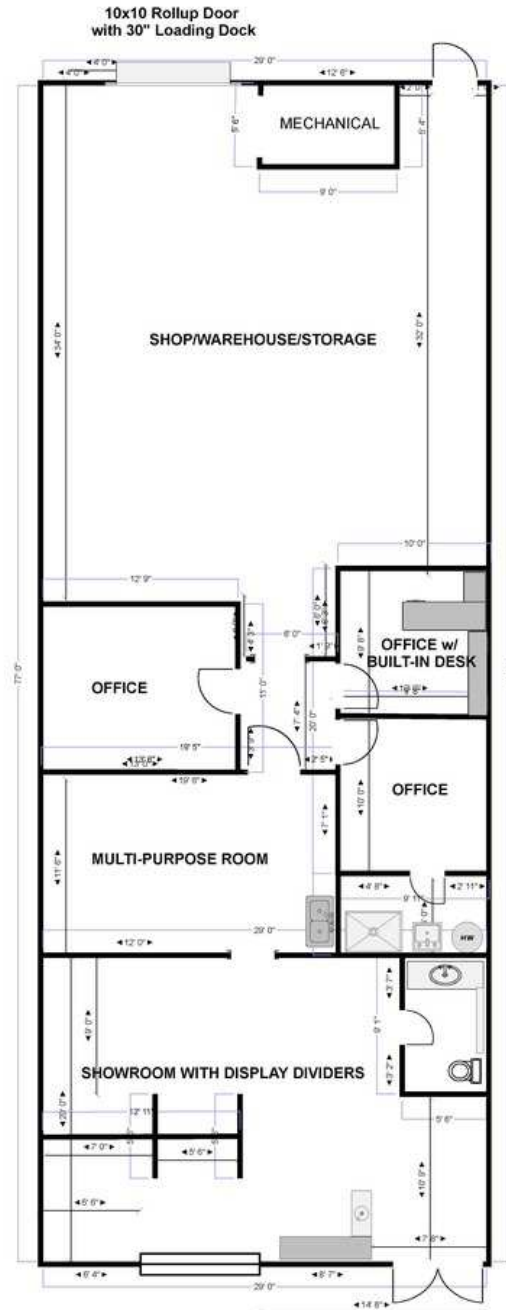
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FLOOR PLAN (PDF AVAILABLE)

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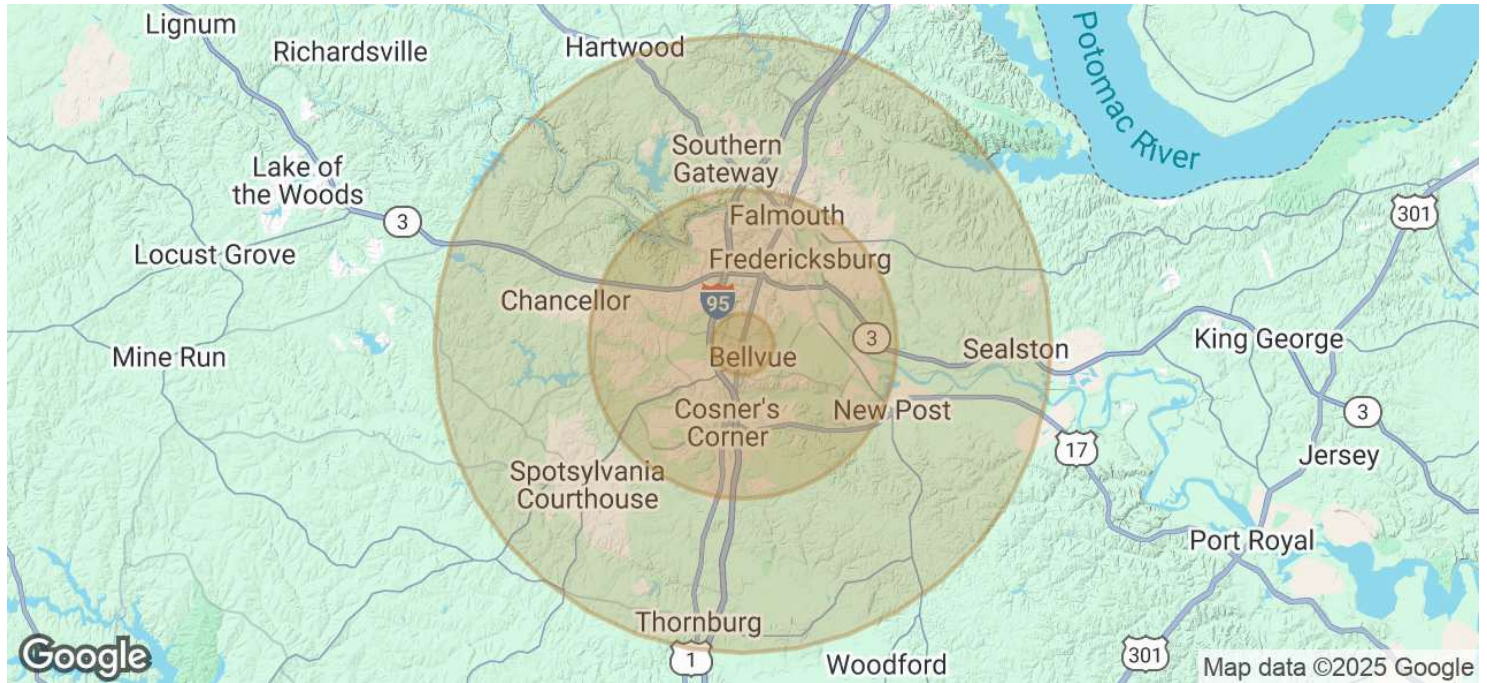
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,121	110,340	196,817
Average Age	36.1	34.4	35.0
Average Age (Male)	34.8	32.9	33.9
Average Age (Female)	36.6	35.6	36.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,544	40,003	69,073
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$82,010	\$80,873	\$87,154
Average House Value	\$276,903	\$331,540	\$339,818

* Demographic data derived from 2020 ACS - US Census

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