

SALE / LEASE
FLEX SPACE AVAILABLE

3406 | **Shannon Park Dr.**
FREDERICKSBURG, VA 22407




SPECIFICATIONS

Size:	4,000 SF
Lease Rate:	See Below
Sale Price:	See Below
Zoning:	I-2
Available:	April 1, 2026

PROPERTY OVERVIEW



Johnson Realty Advisors is pleased to offer for lease 3406 Shannon Park Drive, a new 10,000 SF flex/warehouse building located within the Shannon Park Industrial Center in Fredericksburg, VA. The property is currently under construction with delivery anticipated for April 1. The building includes fully finished office space, full HVAC with dual-zone control, and efficient warehouse functionality suitable for a wide range of users. The site offers ample parking, convenient access to major roadways, and proximity to Wawa, Fredericksburg Field House, and Shannon Airport.

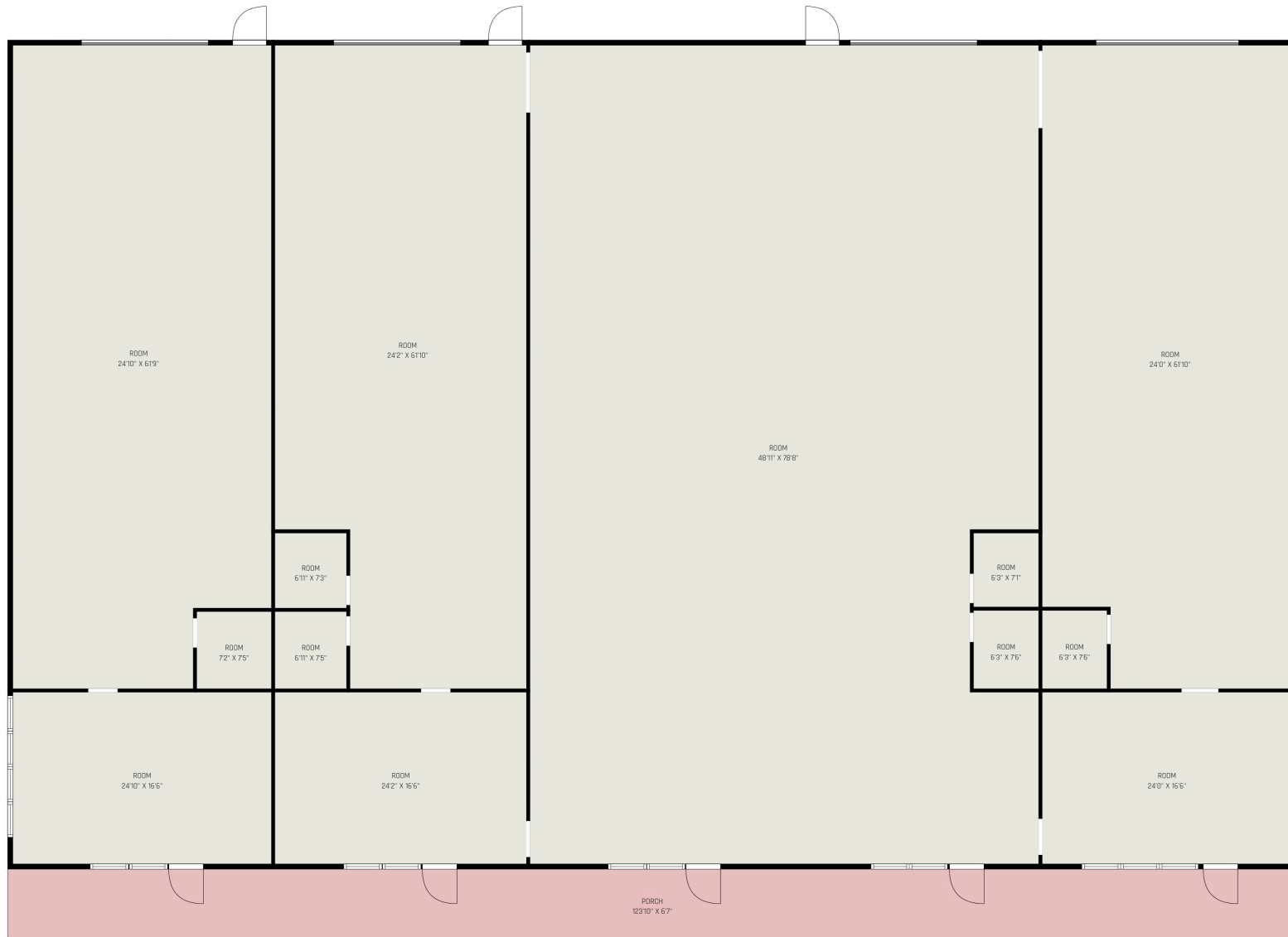
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- An aerial photograph of a new, long, rectangular industrial building under construction. The building has a light-colored metal exterior and a blue corrugated metal roof. Several large, multi-paned windows are visible along the side. A concrete driveway runs alongside the building, with a dark pickup truck and a white van parked nearby. The surrounding area is a mix of dirt and grass, with some construction materials and equipment visible.
- 14' roll-up doors at each unit for efficient loading
 - 18' clear ceiling heights for flexible warehouse use
 - 200 amps of 3-phase power for light or heavy industrial users
 - Fully finished office space with dual-zone HVAC
 - Convenient Shannon Park location near major roadways

AVAILABLE UNITS & PRICING



UNIT 101 2,000 SF	UNIT 102 2,000 SF	UNIT 103 4,000 SF	UNIT 104 2,000 SF
SOLD	LEASED \$560,000	\$15.50 NNN \$1,100,000	LEASE PENDING \$580,000

FLOORPLAN



INTERIOR PHOTOS



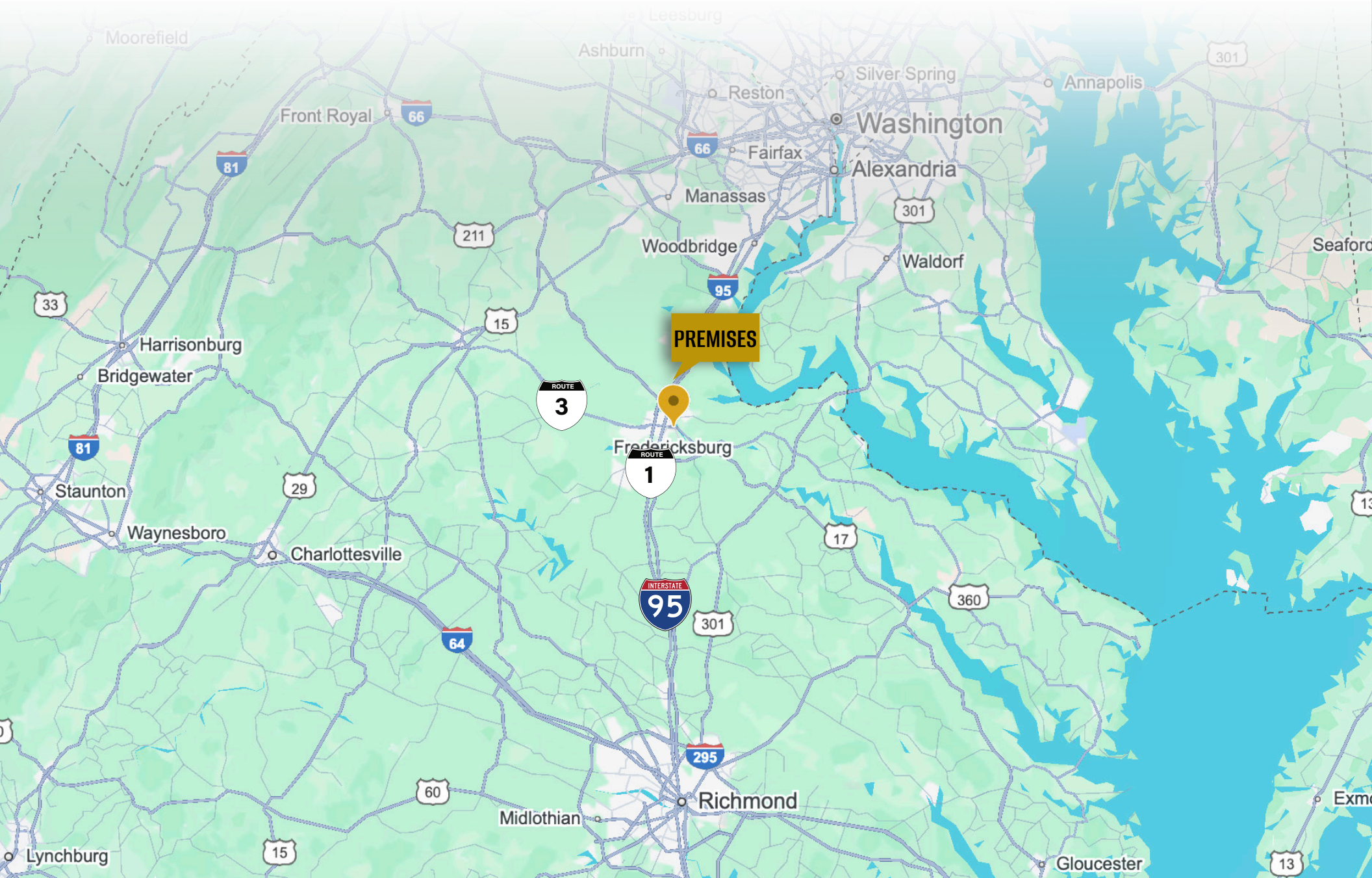
EXTERIOR PHOTOS



LOCAL VIEW



REGIONAL VIEW



DEMOGRAPHIC/INCOME REPORT



INCOME	2 mile	5 mile	10 mile
Avg Household Income	\$85,731	\$104,367	\$102,924
Median Household Income	\$64,290	\$80,312	\$78,819
< \$25,000	276	530	1,238
\$25,000 - 50,000	272	1,111	2,189
\$50,000 - 75,000	376	904	2,074
\$75,000 - 100,000	324	800	1,607
\$100,000 - 125,000	33	515	1,226
\$125,000 - 150,000	11	629	1,120
\$150,000 - 200,000	69	354	849
\$200,000+	140	587	1,190

POPULATION	2 mile	5 mile	10 mile
2020 Population	3,882	13,733	29,259
2024 Population	3,892	14,819	31,265
2029 Population Projection	4,252	16,029	33,887
Annual Growth 2020-2024	3.8%	2.0%	1.7%
Annual Growth 2024-2029	1.9%	1.6%	1.7%
Median Age	38.2	38.4	40.4
Bachelor's Degree or Higher	28%	24%	22%
U.S. Armed Forces	0	0	146

FOR MORE INFORMATION PLEASE CONTACT:



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J O H N S O N

REALTY

ADVISORS

All information contained herein was made based upon information furnished to us by the owner or from sources we believe are reliable. While we do not doubt its accuracy, we have not verified it and we do not make any guarantee, warranty or representation about it. The property offered is subject to prior sale, lease, change of price or withdrawal from the market without notice.