

FOR LEASE  
**4,000 SF**



11744 MAIN STREET

**FREDERICKSBURG, VA 22408**

*AVAILABLE NOW!*



**THALHIMER**

# PROPERTY HIGHLIGHTS

- Located off Route 17 and Joseph Mills Dr.
- Near Fredericksburg Fairgrounds, Downtown Fredericksburg
- Shannon Airport and WaWa close by

Building Size: 45,738

Space Available: 4,000 SF (can be divided)

Lease Rate: \$16.50 PSF NNN

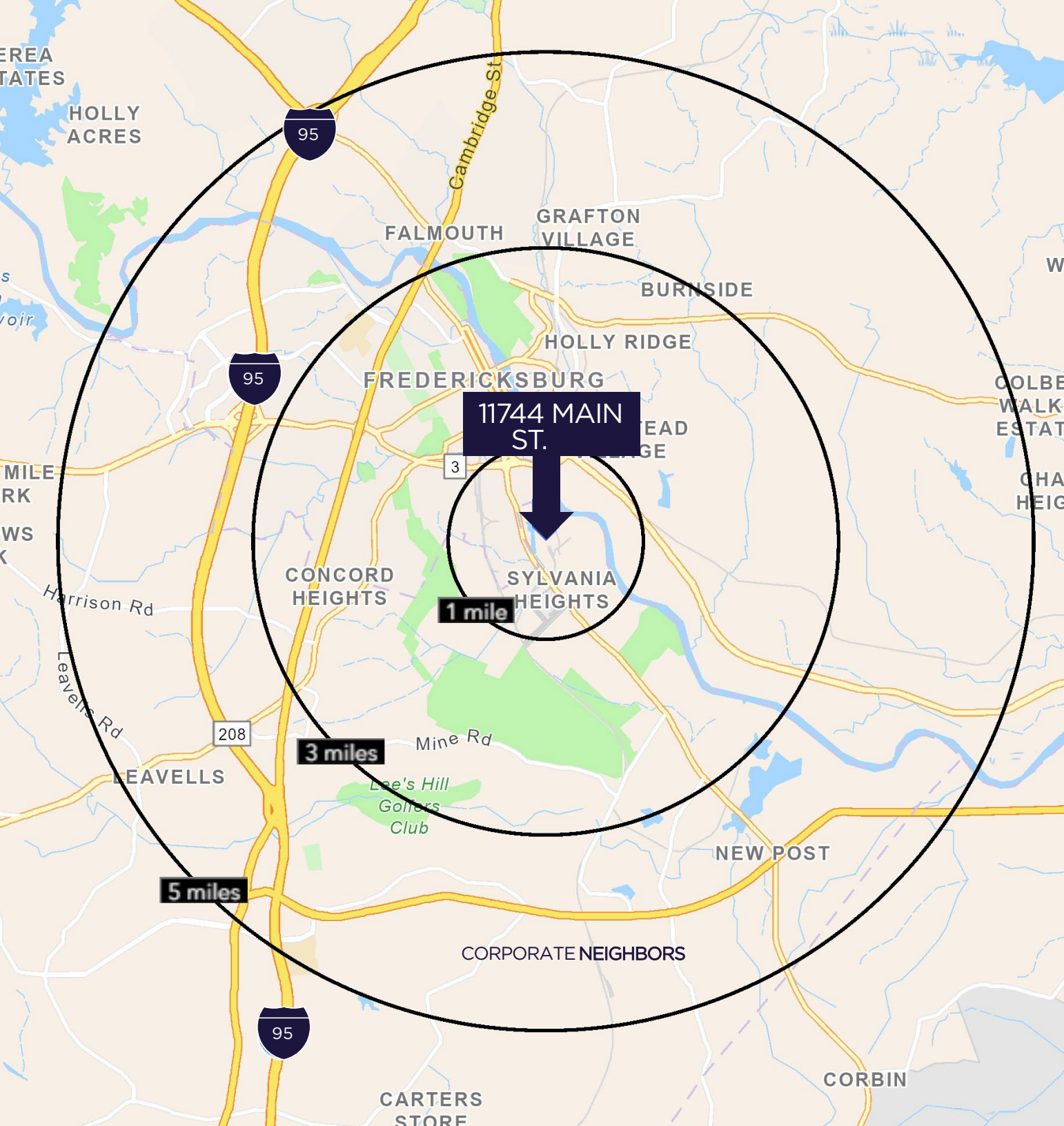
Floor: 1<sup>st</sup>

Year Built: 2025



# AVAILABLE NOW!





**3,762**

POPULATION  
WITHIN 1 MILE

**47,798**

POPULATION  
WITHIN 3 MILES

**107,054**

POPULATION  
WITHIN 5 MILES

**\$128,940**

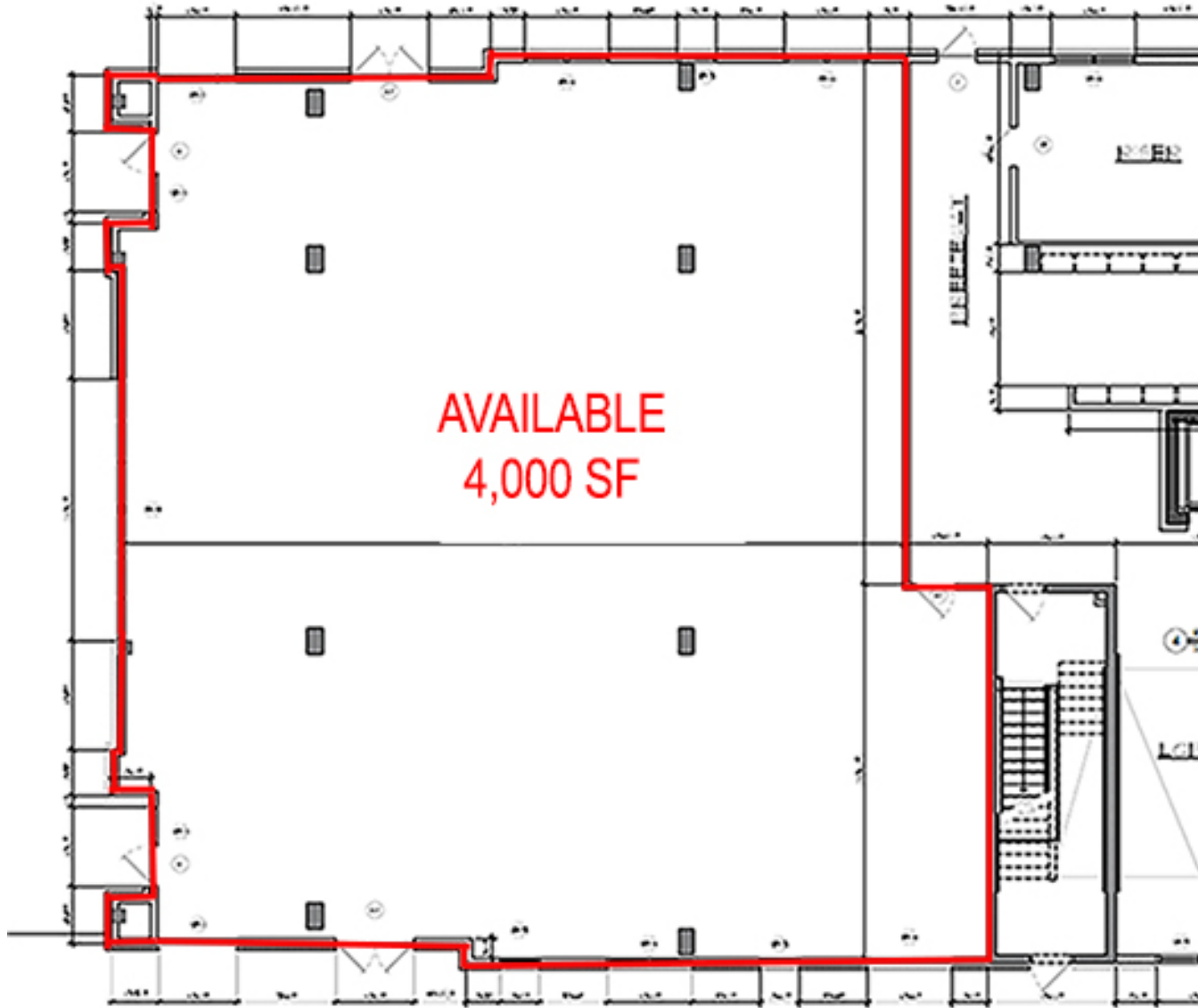
AVG. INCOME  
WITHIN 1 MILE

**\$132,034**

AVG. INCOME  
WITHIN 3 MILES

**\$132,078**

AVG. INCOME  
WITHIN 5 MILES



AVAILABLE  
4,000 SF



SITE PLAN  
**4,000 SF**





# AERIAL



# CONTACT INFORMATION

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**CUSHMAN &  
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**THALHIMER**

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