

LEASE

3406 SHANNON PARK DR
3406 Shannon Park Dr Fredericksburg, VA 22408



PROPERTY DESCRIPTION

Newly constructed flex space with build to suit option!
Projected occupancy of December 1st, 2024.

Unit Breakdown: There are three 2,000 sf units alongside a larger 4,000 sf unit.

Premier Features:

- new construction
- fully air conditioned
- build to suit option

Accessibility: Ample parking and easy access for loading and unloading with 14' bay doors on rear of building.

OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
Number of Units:	4
Available SF:	2,000 - 4,000 SF
Lot Size:	44,248 SF
Building Size:	10,000 SF

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total Households	16,434	40,892	58,659
Total Population	44,146	109,948	160,305
Average HH Income	\$138,165	\$131,406	\$131,599

Carl Braun
540 842 7551



COLDWELL BANKER
COMMERCIAL
ELITE

LEASE

3406 SHANNON PARK DR
3406 Shannon Park Dr Fredericksburg, VA 22408



Carl Braun
540 842 7551



COLDWELL BANKER
COMMERCIAL
ELITE

LEASE

3406 SHANNON PARK DR
3406 Shannon Park Dr Fredericksburg, VA 22408



Carl Braun
540 842 7551



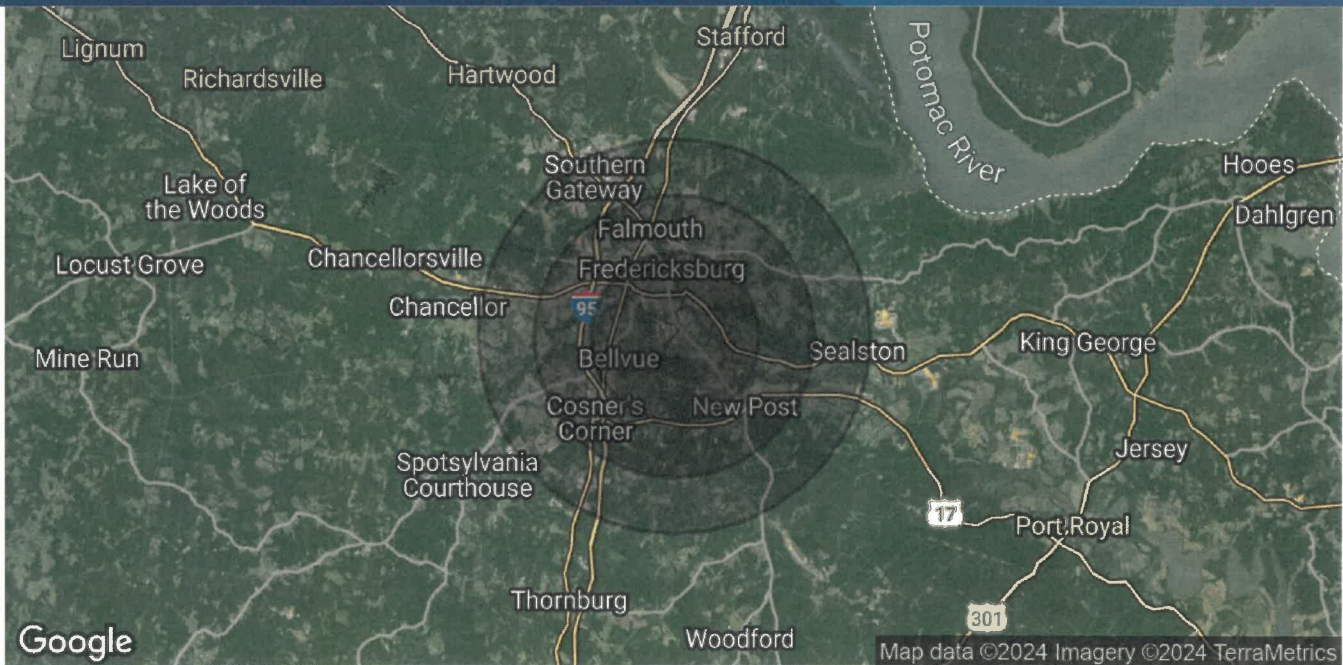
COLDWELL BANKER
COMMERCIAL
ELITE

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker, Commercial, and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors, L.L.C. and franchise offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

LEASE

3406 SHANNON PARK DR

3406 Shannon Park Dr Fredericksburg, VA 22408



POPULATION

	3 MILES	5 MILES	7 MILES
Total Population	44,146	109,948	160,305
Average Age	38	38	39
Average Age (Male)	37	37	38
Average Age (Female)	39	39	40

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	7 MILES
Total Households	16,434	40,892	58,659
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$138,165	\$131,406	\$131,599
Average House Value	\$486,215	\$463,410	\$459,276

Demographics data derived from AlphaMap

Carl Braun
540 842 7551



COLDWELL BANKER
COMMERCIAL
ELITE

LEASE

3406 SHANNON PARK DR
3406 Shannon Park Dr Fredericksburg, VA 22408



Carl Braun
540 842 7551



COLDWELL BANKER
COMMERCIAL
ELITE

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial and the Coldwell Banker Commercial logo are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors, LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.