

FOR LEASE

2,000 SF FLEX CONDO

16 | Commerce Pkwy Suite 101
FREDERICKSBURG, VA 22405



SPECIFICATIONS

Size:	2,000 SF
Base Rent:	\$14.50 PSF
NNN:	\$3.28 PSF
Available:	30 Days
Zoning:	M-2

OVERVIEW



J R A

SITE

**SOUTHERN
ELECTRIC**

**AUTO
DETAILER**

**AVAILABLE
2,000 SF
FLEX**

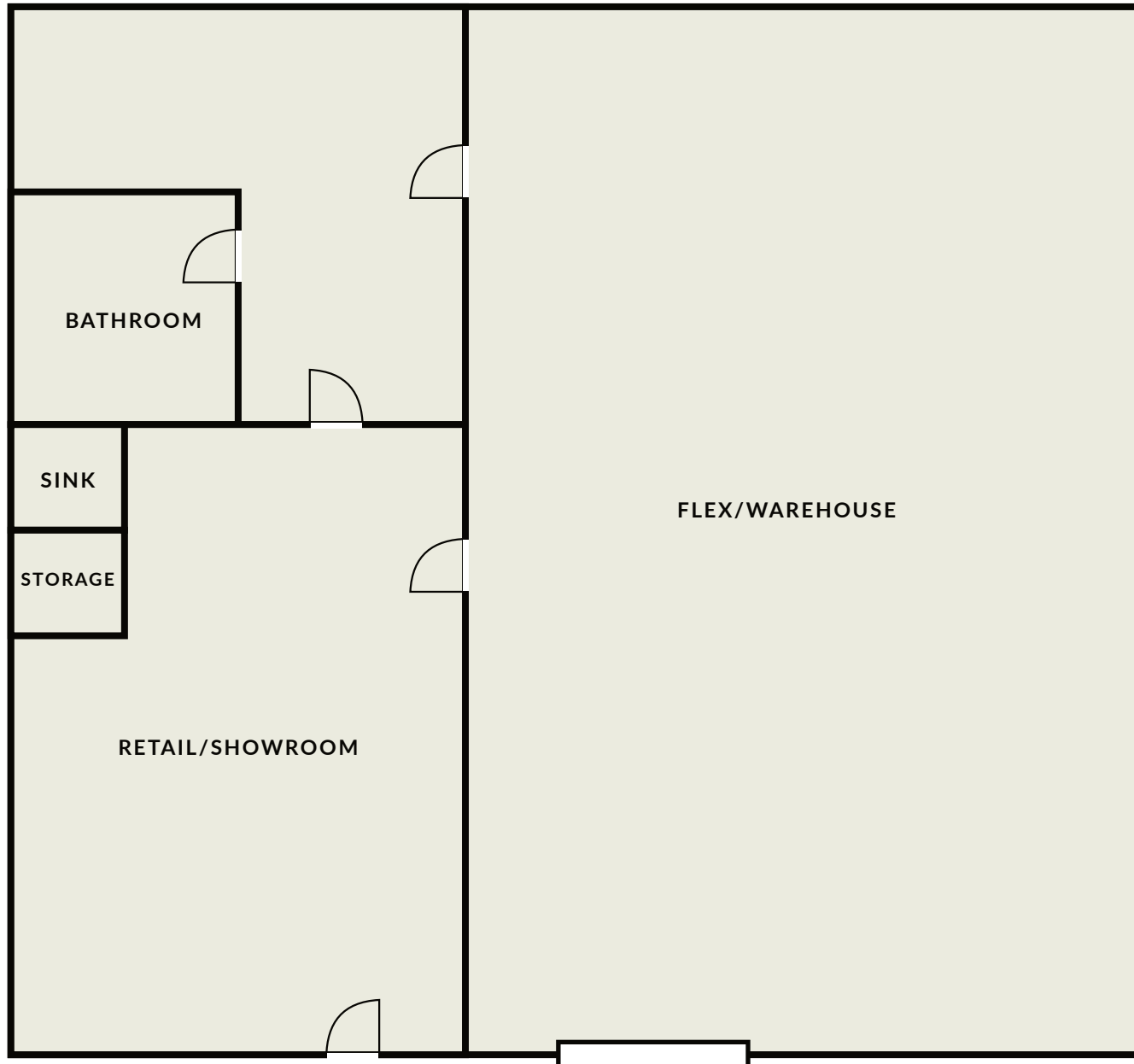
**CSP
SOLUTIONS**

- 2,000 SF Flex Condo
- Office/Customer waiting room
- Open warehouse
- Fully conditioned space

FLOOR PLAN



J R A



AERIAL IMAGE



J R A

WARRENTON RD - ROUTE 17



SITE

COMMERCE PKWY

PROPERTY PHOTOS



J R A



MAP IMAGE



J R A



DEMOGRAPHIC/ INCOME REPORT



J R A

INCOME	2 mile	5 mile	10 mile
Avg Household Income	\$108,064	\$108,836	\$123,563
Median Household Income	\$75,225	\$85,113	\$102,362
< \$25,000	668	3,185	7,756
\$25,000 - 50,000	1,324	4,431	12,031
\$50,000 - 75,000	1,548	4,783	12,288
\$75,000 - 100,000	778	3,913	12,179
\$100,000 - 125,000	551	2,806	10,808
\$125,000 - 150,000	414	1,682	8,691
\$150,000 - 200,000	1,015	4,267	14,366
\$200,000+	796	2,897	12,431

POPULATION	2 mile	5 mile	10 mile
2010 Population	13,144	59,685	217,783
2022 Population	20,177	76,967	265,637
2027 Population Projection	21,855	80,202	279,671
Annual Growth 2010-2022	4.1%	2.2%	1.7%
Annual Growth 2022-2027	1.7%	0.8%	1.1%
Median Age	35.1	35.2	36.7
Bachelor's Degree or Higher	38%	38%	36%
U.S. Armed Forces	126	380	2,419

FOR MORE INFORMATION PLEASE CONTACT:



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J O H N S O N

REALTY

ADVISORS

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