

FOR LEASE

600 SF FLEX SPACE

120

Falcon Dr. Unit 10

FREDERICKSBURG, VA 22408



SPECIFICATIONS

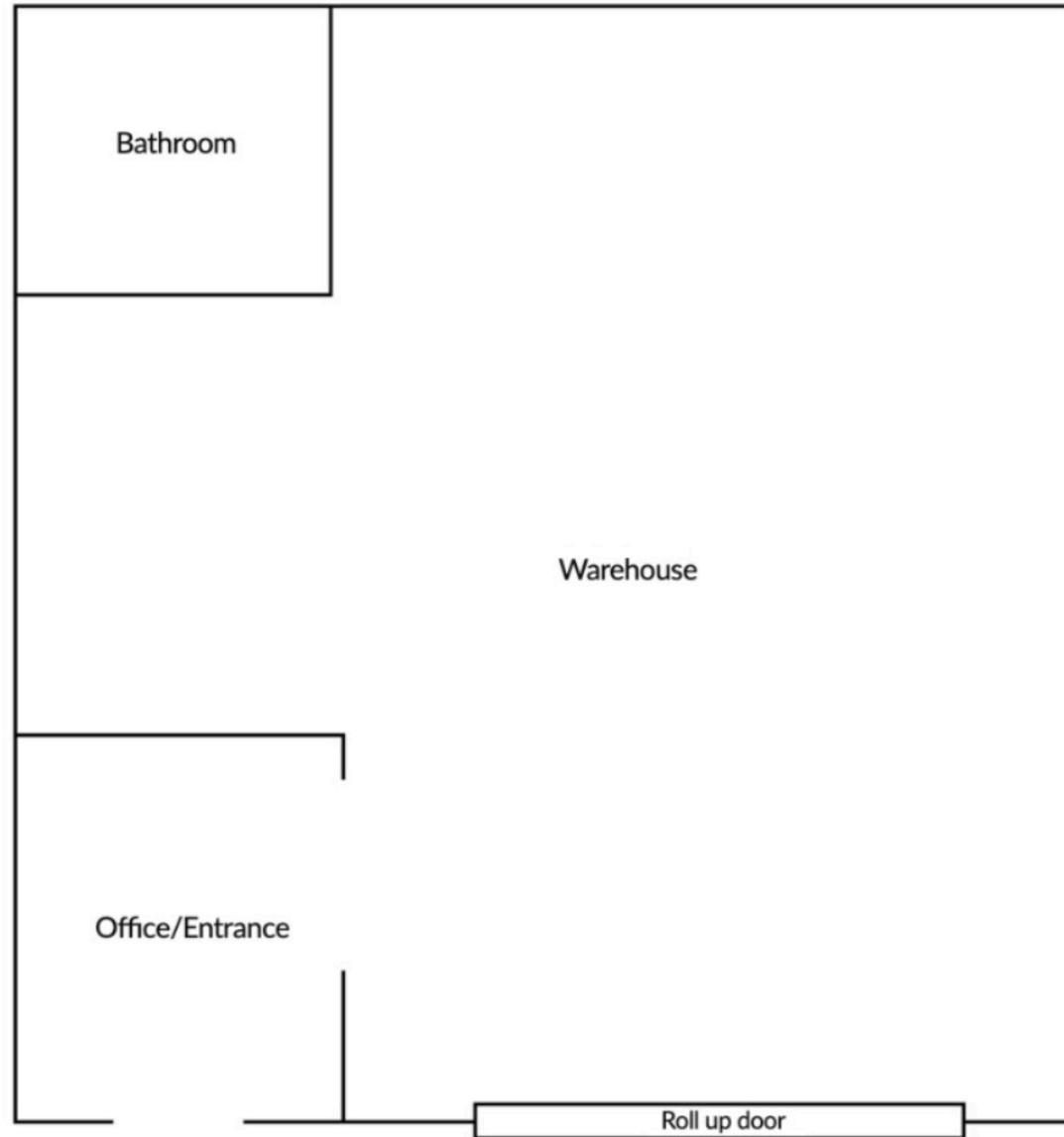
Size:	600 SF
Lease Rate:	\$985/mo + Util.
Available:	June 1, 2026
Zoning:	C-3

PROPERTY OVERVIEW



- 600 SF Flex Bay
- Warehouse/storage space
- Rollup door

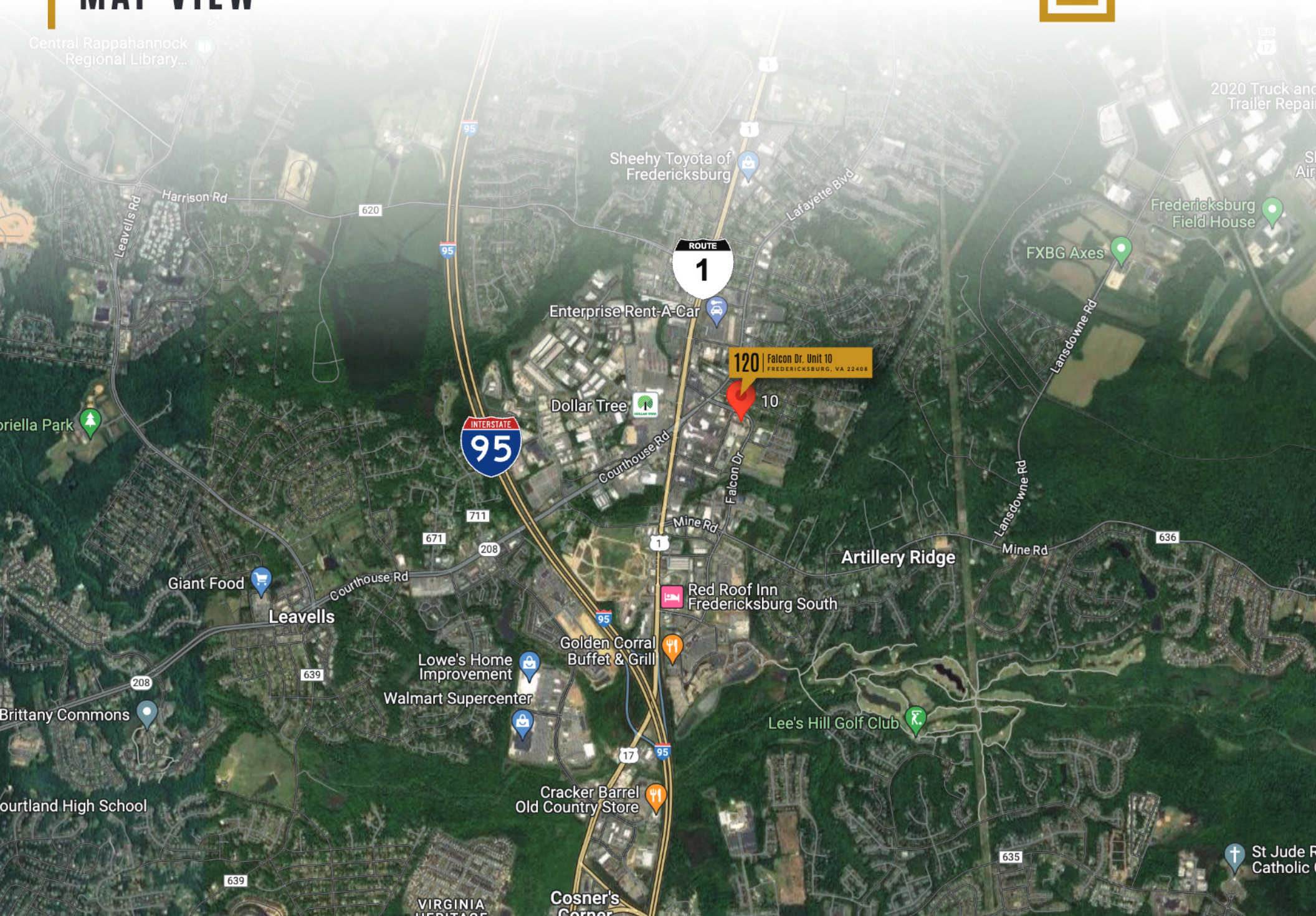
FLOORPLAN



MAP VIEW



J R A



DEMOGRAPHIC/ INCOME REPORT



J R A

INCOME	2 mile	5 mile	10 mile
Avg Household Income	\$117,350	\$107,971	\$110,866
Median Household Income	\$92,137	\$88,849	\$91,238
< \$25,000	923	5,215	7,559
\$25,000 - 50,000	1,165	7,016	11,395
\$50,000 - 75,000	1,236	6,418	10,906
\$75,000 - 100,000	946	5,994	9,973
\$100,000 - 125,000	907	5,796	9,215
\$125,000 - 150,000	639	3,873	6,244
\$150,000 - 200,000	1,034	5,150	9,833
\$200,000+	1,095	4,477	7,551

POPULATION	2 mile	5 mile	10 mile
2010 Population	18,892	104,920	169,790
2022 Population	21,520	122,229	206,333
2027 Population Projection	22,431	127,210	216,943
Annual Growth 2010-2022	1.1%	1.3%	1.7%
Annual Growth 2022-2027	0.8%	0.8%	1.0%
Median Age	38.1	36.3	37.1
Bachelor's Degree or Higher	34%	33%	34%
U.S. Armed Forces	176	588	1,530

FOR MORE INFORMATION PLEASE CONTACT:



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J O H N S O N

REALTY

ADVISORS

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