

FOR SALE / LEASE

OFFICE/FLEX SPACE

2603

Lafayette Blvd.
FREDERICKSBURG, VA 22401



SPECIFICATIONS

Size:	2,660 SF
Sale Price:	\$1,100,000
Lease Rate:	\$4,900/mo
Lot Size:	0.47 AC
Timing:	Immediate
Zoning:	CH

OFFERING INCLUDES 700 SF
FREESTANDING WAREHOUSE

PROPERTY OVERVIEW



Johnson Realty Advisors presents this 2,660 SF mixed-use office and retail property with 700 SF of fully conditioned warehouse space on a .47-acre lot. Located on high-visibility Lafayette Blvd, the property offers flexible office, an excellent showroom, retail areas, convenient roll-up warehouse access, and ample on-site parking—ideal for businesses needing both customer-facing and operational space.



2,660 SF total office, retail /showroom, and warehouse space

700 SF fully conditioned warehouse with roll-up door

Prime Lafayette Blvd location with excellent visibility

Flexible layout to suit a variety of business needs

Ample on-site parking for staff and customers

1ST FLOOR FLOORPLAN



2ND FLOOR FLORRPLAN



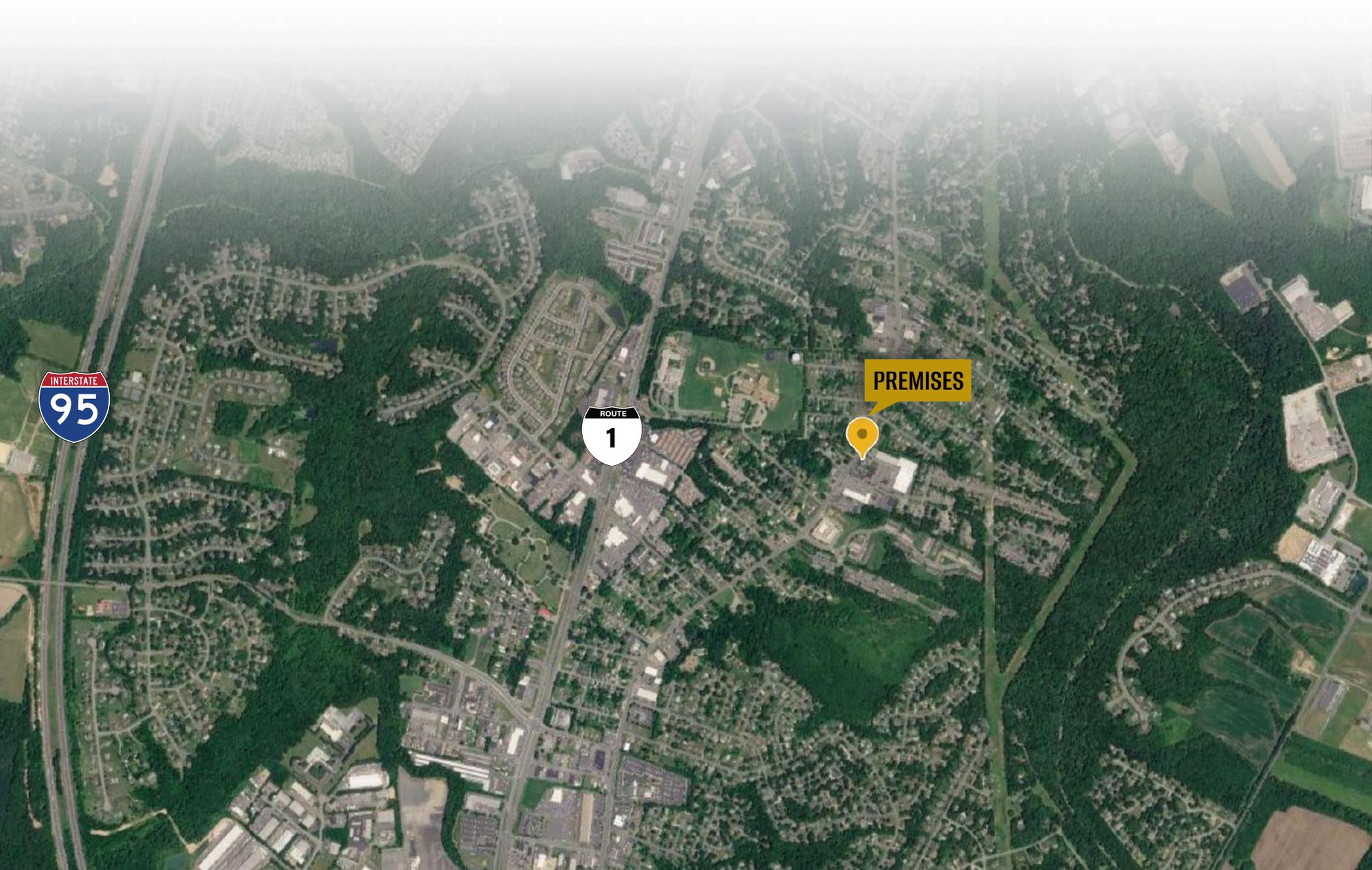
PROPERTY PHOTOS



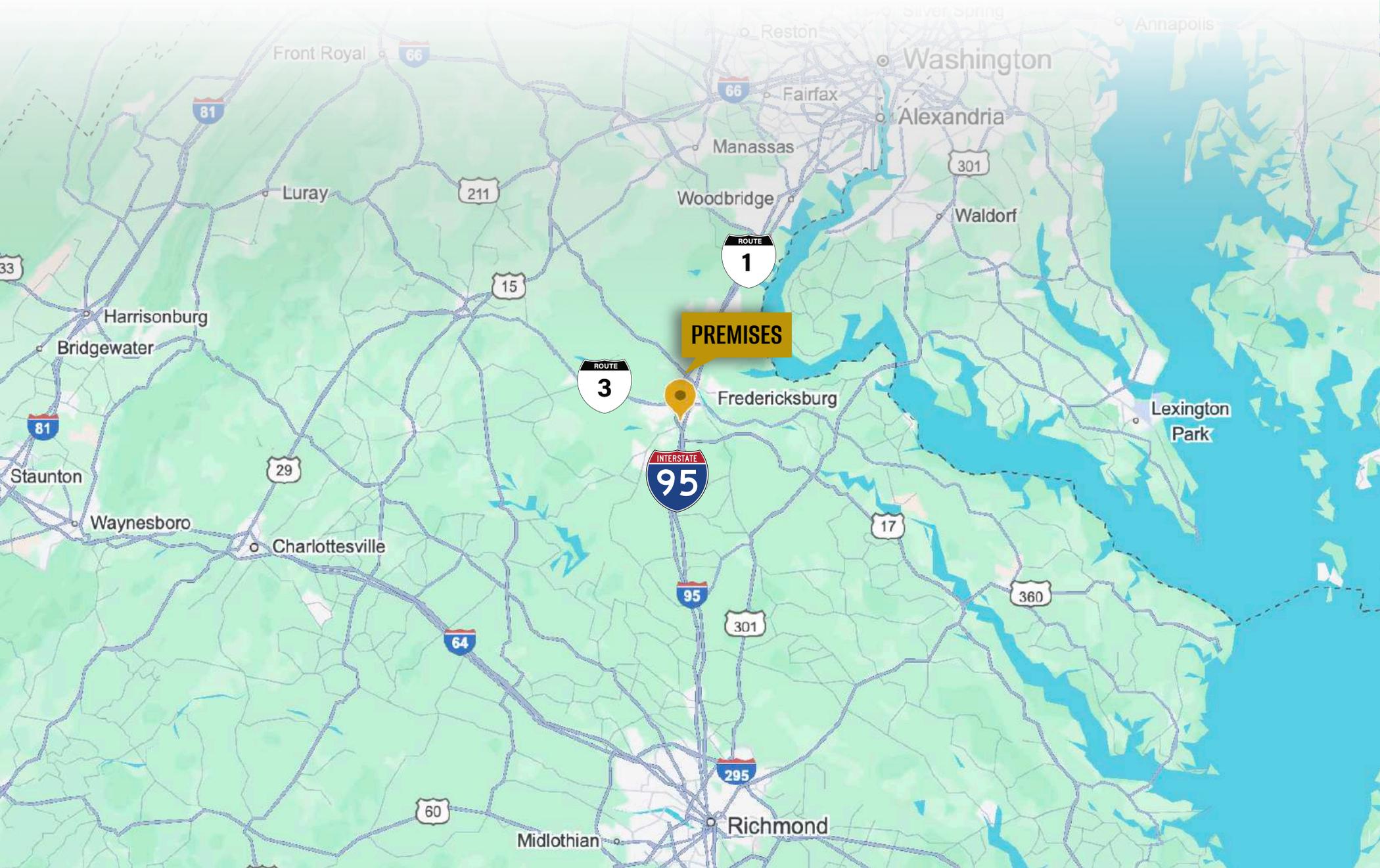
PROPERTY PHOTOS



LOCAL MAP VIEW



REGIONAL VIEW



DEMOGRAPHIC/INCOME REPORT



INCOME	2 mile	5 mile	10 mile
Avg Household Income	\$127,524	\$136,499	\$145,778
Median Household Income	\$112,756	\$114,373	\$121,446
< \$25,000	254	1,176	4,136
\$25,000 - 50,000	618	2,614	6,353
\$50,000 - 75,000	546	3,636	8,730
\$75,000 - 100,000	403	2,339	7,511
\$100,000 - 125,000	781	3,322	8,464
\$125,000 - 150,000	605	2,665	7,466
\$150,000 - 200,000	621	3,350	10,472
\$200,000+	611	4,248	14,850

POPULATION	2 mile	5 mile	10 mile
2020 Population	13,027	72,642	209,637
2024 Population	13,931	76,325	218,492
2029 Population Projection	15,480	83,616	233,112
Annual Growth 2020-2024	1.7%	1.3%	1.1%
Annual Growth 2024-2029	2.2%	1.9%	1.3%
Median Age	34.5	33.5	35.9
Bachelor's Degree or Higher	38%	40%	41%
U.S. Armed Forces	579	4,711	6,920

FOR MORE INFORMATION PLEASE CONTACT:



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JOHNSON

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.