

# FOR LEASE

3,272 SF HIGH VISIBILITY FLEX SPACE

# 10817

**Courthouse Rd.**

FREDERICKSBURG, VA 22408

**YOUR SIGN  
HERE**

## SPECIFICATIONS

Size:	3,272 SF
Rate:	\$18.00 PSF
NNN:	\$1.50 PSF
Zoning:	C2
Available:	Jan. 1 2026



# PROPERTY OVERVIEW



10817 Courthouse Rd is a highly visible flex/warehouse property offering 3,272 SF of functional commercial space in Spotsylvania County. The building features  $\pm 2,600$  SF of warehouse space with four (4) drive-in garage doors and  $\pm 600$  SF of attached office, supporting a variety of service, storage, and light industrial users. With strong road frontage, signage opportunity, and convenient access to surrounding commercial corridors, the property is well-suited for contractor, automotive, trade, or warehouse/flex operators. Zoned C-2 for a wide range of commercial uses. Available January 1, 2026.

An aerial photograph of a commercial property. A yellow outline highlights the main building, which is a long, single-story structure with a brown roof. A yellow speech bubble with the word "PREMISES" points to this building. A green speech bubble with the text "Courthouse Rd." points to the road running along the front of the property. The surrounding area includes other commercial buildings, parking lots filled with cars, and some trees with autumn foliage.

PREMISES

Courthouse Rd.

3,272 SF flex building with office and warehouse space

Four (4) drive-in garage doors for easy loading and access

$\pm 600$  SF office |  $\pm 2,600$  SF warehouse/shop space

High visibility on Courthouse Rd with strong signage potential

C-2 zoning allowing a wide variety of commercial uses



# TENANT OVERVIEW





# INTERIOR PHOTOS

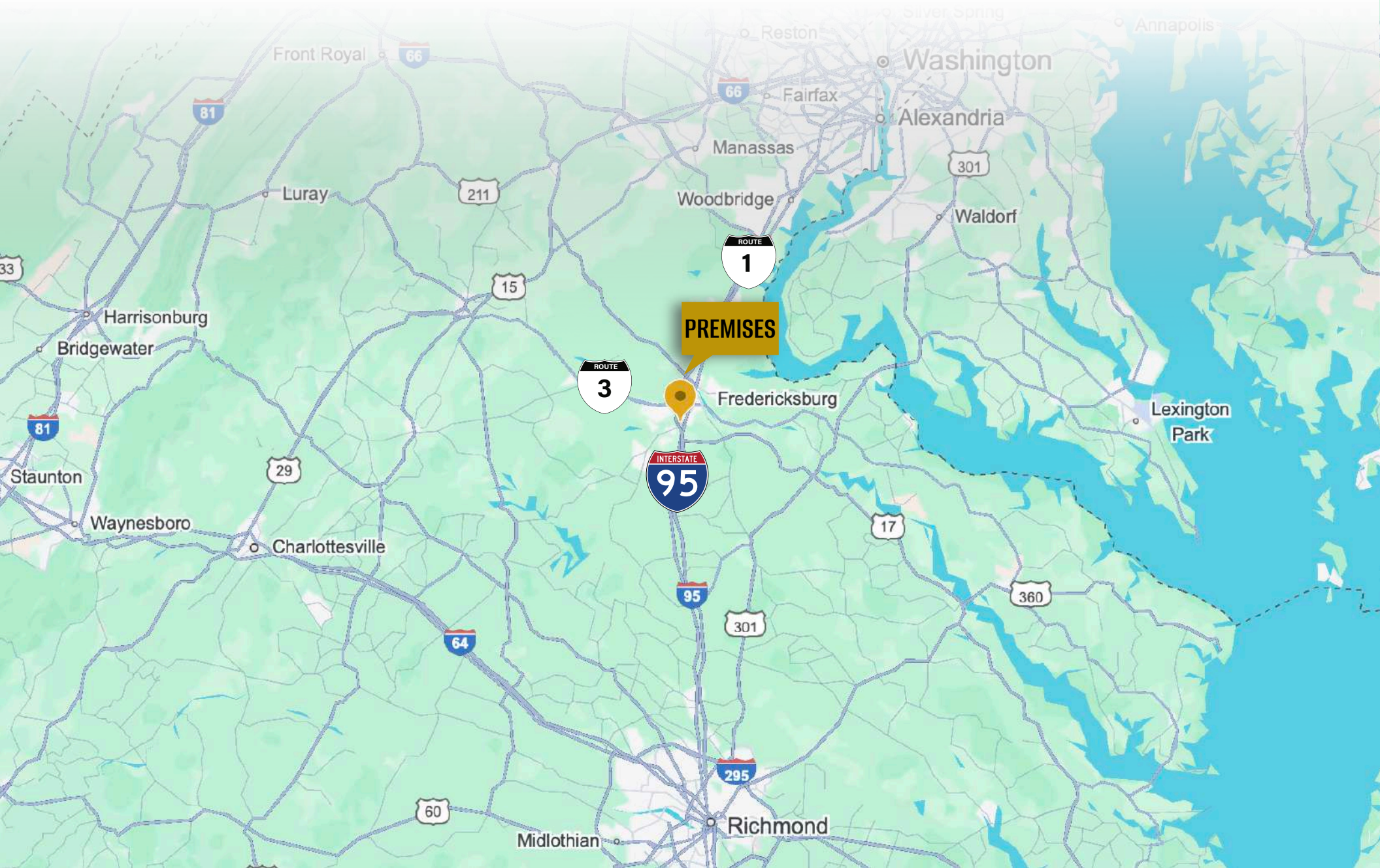








# REGIONAL VIEW



# DEMOGRAPHIC/INCOME REPORT



INCOME	2 mile	5 mile	10 mile
Avg Household Income	\$113,646	\$113,409	\$118,657
Median Household Income	\$92,284	\$93,914	\$98,232
< \$25,000	889	5,122	7,768
\$25,000 - 50,000	1,062	5,281	9,047
\$50,000 - 75,000	1,924	8,154	13,104
\$75,000 - 100,000	1,173	5,515	8,742
\$100,000 - 125,000	1,414	6,547	10,565
\$125,000 - 150,000	684	3,739	6,652
\$150,000 - 200,000	1,140	5,912	10,091
\$200,000+	1,086	5,189	10,117

POPULATION	2 mile	5 mile	10 mile
2020 Population	24,863	119,051	199,211
2024 Population	25,093	124,588	212,143
2029 Population Projection	27,666	136,915	234,660
Annual Growth 2020-2024	0.2%	1.2%	1.6%
Annual Growth 2024-2029	2.0%	2.0%	2.1%
Median Age	38.3	36.4	37.7
Bachelor's Degree or Higher	35%	35%	35%
U.S. Armed Forces	163	710	1,741

FOR MORE INFORMATION PLEASE CONTACT:



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