

FOR LEASE

12,500 SF HIGH VISIBILITY SPACE

1901

Dixon St.

FREDERICKSBURG, VA 22407



SPECIFICATIONS

Size:	12,500 SF
Lease Rate:	\$15.00 PSF NNN
NNN:	\$1.35 PSF
Lot Size:	1 Acre
Available:	July 1, 2026

PROPERTY OVERVIEW



Johnson Realty Advisors is pleased to offer this 12,500 SF commercial building for lease located just off Dixon Street (Route 2), a high-traffic corridor with approximately 27,000 vehicles per day. The property offers excellent visibility, 14-foot clear ceiling heights, and three (3) roll-up doors, providing efficient functionality for a variety of industrial, service, or flex users. Its strategic location and practical building features make it an ideal opportunity for tenants seeking both exposure and operational efficiency.



PARCEL OVERVIEW



TENANT OVERVIEW

An aerial photograph of a commercial property. The central focus is a large, paved parking lot with several cars parked. To the left, there's a building with a sign that reads 'ALL STAR EQUIPMENT'. To the right, there's a large, dark building, possibly a warehouse or industrial facility. In the foreground, there's a grassy area and a smaller parking lot with a few cars. A large white rectangular box is overlaid on the image, containing the following text.

**FLEX SPACE
10,000 SF**

**RETAIL
2,500 SF**

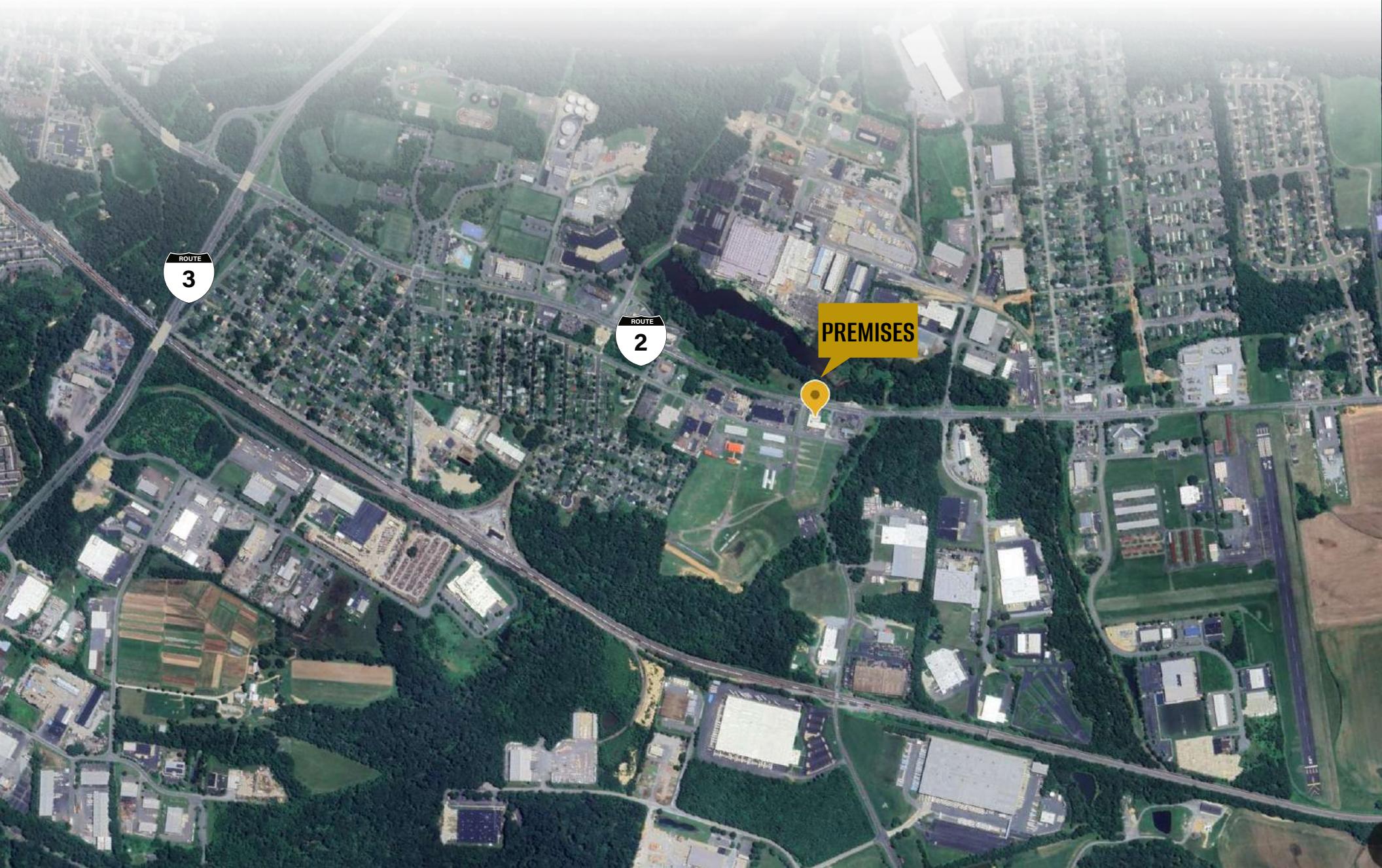
FLOORPLAN



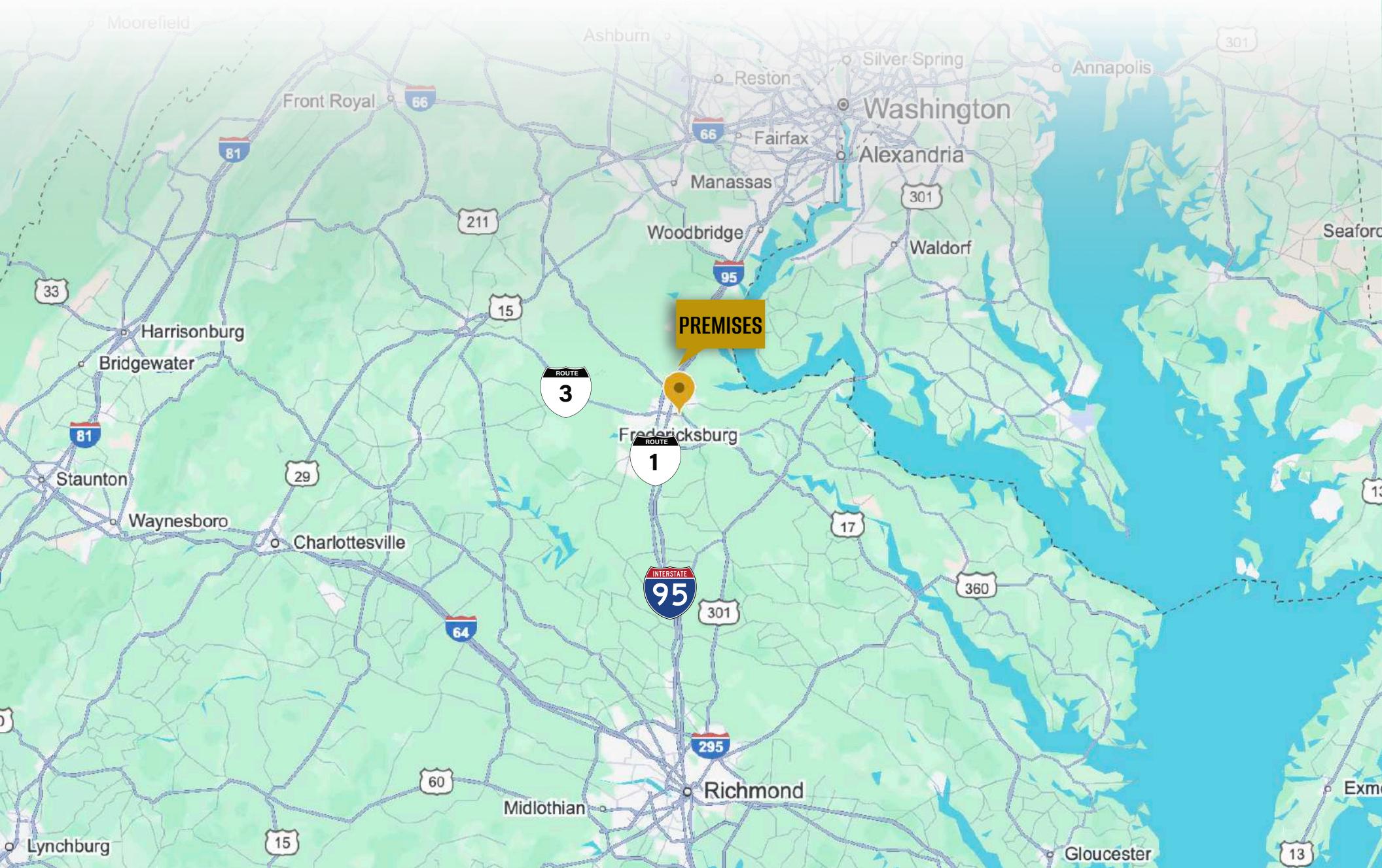
PROPERTY PHOTOS



LOCAL VIEW



REGIONAL VIEW



DEMOGRAPHIC/INCOME REPORT



INCOME	2 mile	5 mile	10 mile
Avg Household Income	\$85,731	\$104,367	\$102,924
Median Household Income	\$64,290	\$80,312	\$78,819
< \$25,000	276	530	1,238
\$25,000 - 50,000	272	1,111	2,189
\$50,000 - 75,000	376	904	2,074
\$75,000 - 100,000	324	800	1,607
\$100,000 - 125,000	33	515	1,226
\$125,000 - 150,000	11	629	1,120
\$150,000 - 200,000	69	354	849
\$200,000+	140	587	1,190

POPULATION	2 mile	5 mile	10 mile
2020 Population	3,882	13,733	29,259
2024 Population	3,892	14,819	31,265
2029 Population Projection	4,252	16,029	33,887
Annual Growth 2020-2024	3.8%	2.0%	1.7%
Annual Growth 2024-2029	1.9%	1.6%	1.7%
Median Age	38.2	38.4	40.4
Bachelor's Degree or Higher	28%	24%	22%
U.S. Armed Forces	0	0	146

FOR MORE INFORMATION PLEASE CONTACT:



Heather Hagerman

📞 540-429-2429 (Cell)

☎ 540-372-7675 (Office)

✉ hagerman@johnsonrealtyadvisors.com



Fitzhugh Johnson III

📞 540-623-4565 (Cell)

☎ 540-372-7675 (Office)

✉ fitzhugh@johnsonrealtyadvisors.com



Kingston Simmons

📞 540-842-5585 (Cell)

☎ 540-372-7675 (Office)

✉ kingston@johnsonrealtyadvisors.com



Andrew Hall

📞 540-656-3515 (Cell)

☎ 540-372-7675 (Office)

✉ andrew@johnsonrealtyadvisors.com



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.