

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.



12,500 SF Commercial Building Available for Lease

Located Just off Dixon Street (Route 2) with $\pm 27,000$ VPD

Excellent Visibility with Strong Exposure Along a Major Corridor

14' Clear Ceiling Height Allowing for Operational Flexibility

Three (3) Roll-Up Doors Supporting Efficient Loading and Access

PARCEL OVERVIEW



TENANT OVERVIEW



FLEX SPACE
10,000 SF

RETAIL
2,500 SF

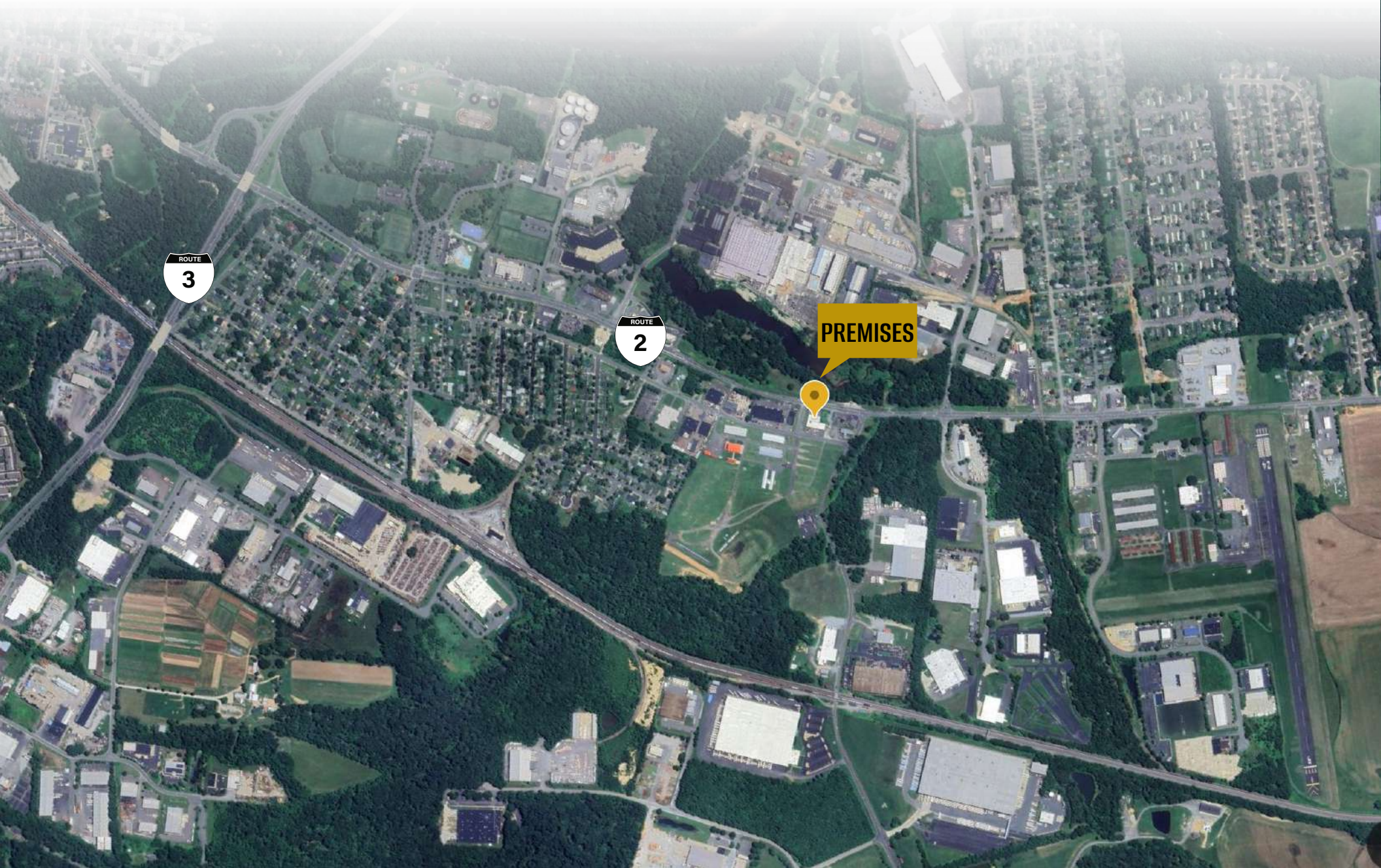
FLOORPLAN



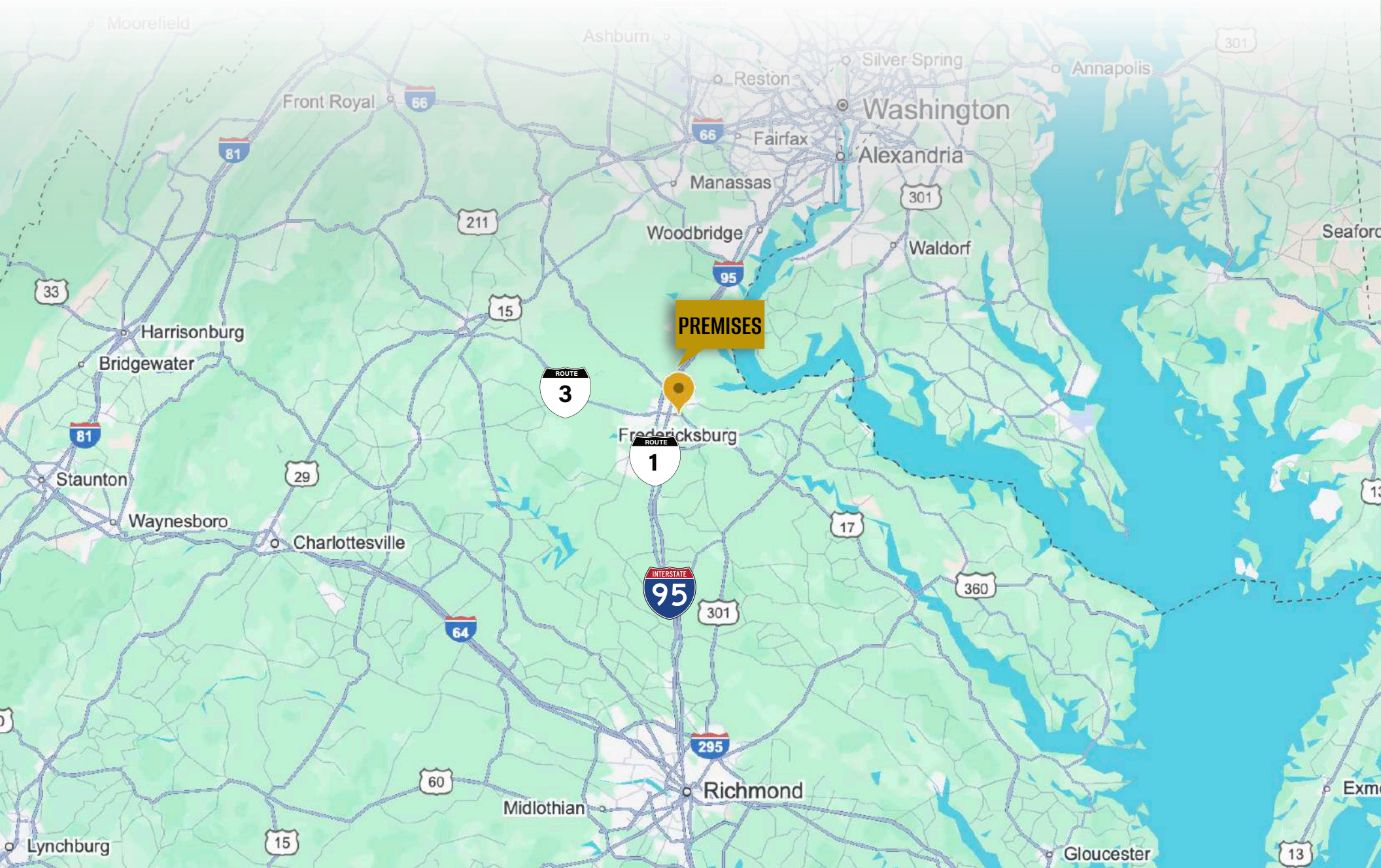
PROPERTY PHOTOS



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:



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REALTY

ADVISORS

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