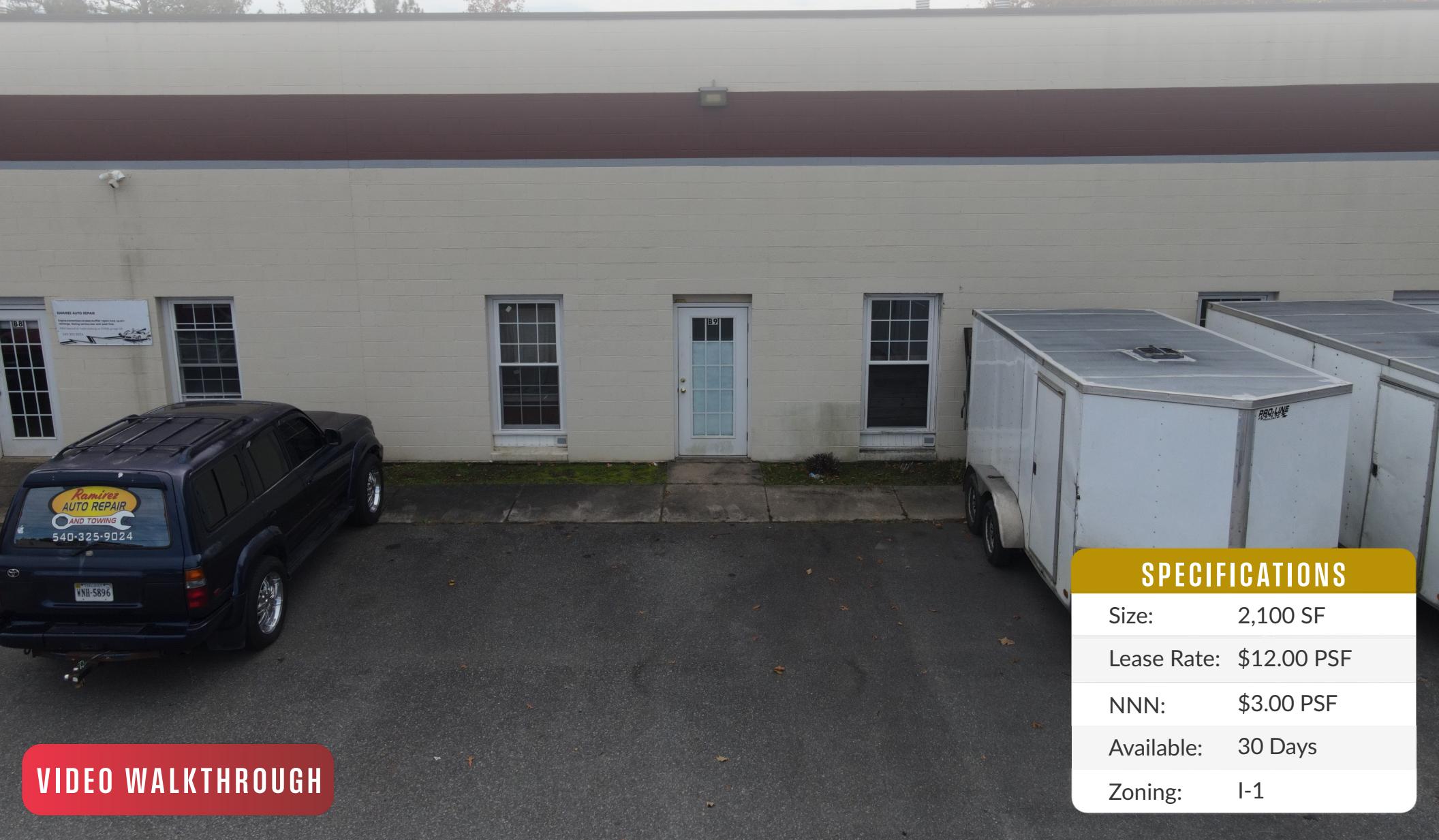


**FOR LEASE**  
2,100 SF FLEX SPACE

**4006**

**Leonard Dr. (Suite B-9)**  
FREDERICKSBURG, VA 22408



#### **SPECIFICATIONS**

Size:	2,100 SF
Lease Rate:	\$12.00 PSF
NNN:	\$3.00 PSF
Available:	30 Days
Zoning:	I-1

**VIDEO WALKTHROUGH**

# PROPERTY OVERVIEW



4006 Leonard Drive offers a versatile 2,100 SF flex space ideal for service, light industrial, or small business operations. Zoned I-1 (Industrial), this property accommodates a wide range of uses including warehouse, distribution, or contractor trade applications. The space features an open layout with excellent functionality, a 12-foot roll-up door for convenient loading, and easy access to major transportation routes. Located in an established industrial park setting, the property combines operational efficiency with a professional business presence.



2,100 SF Flex Unit with open, functional warehouse layout

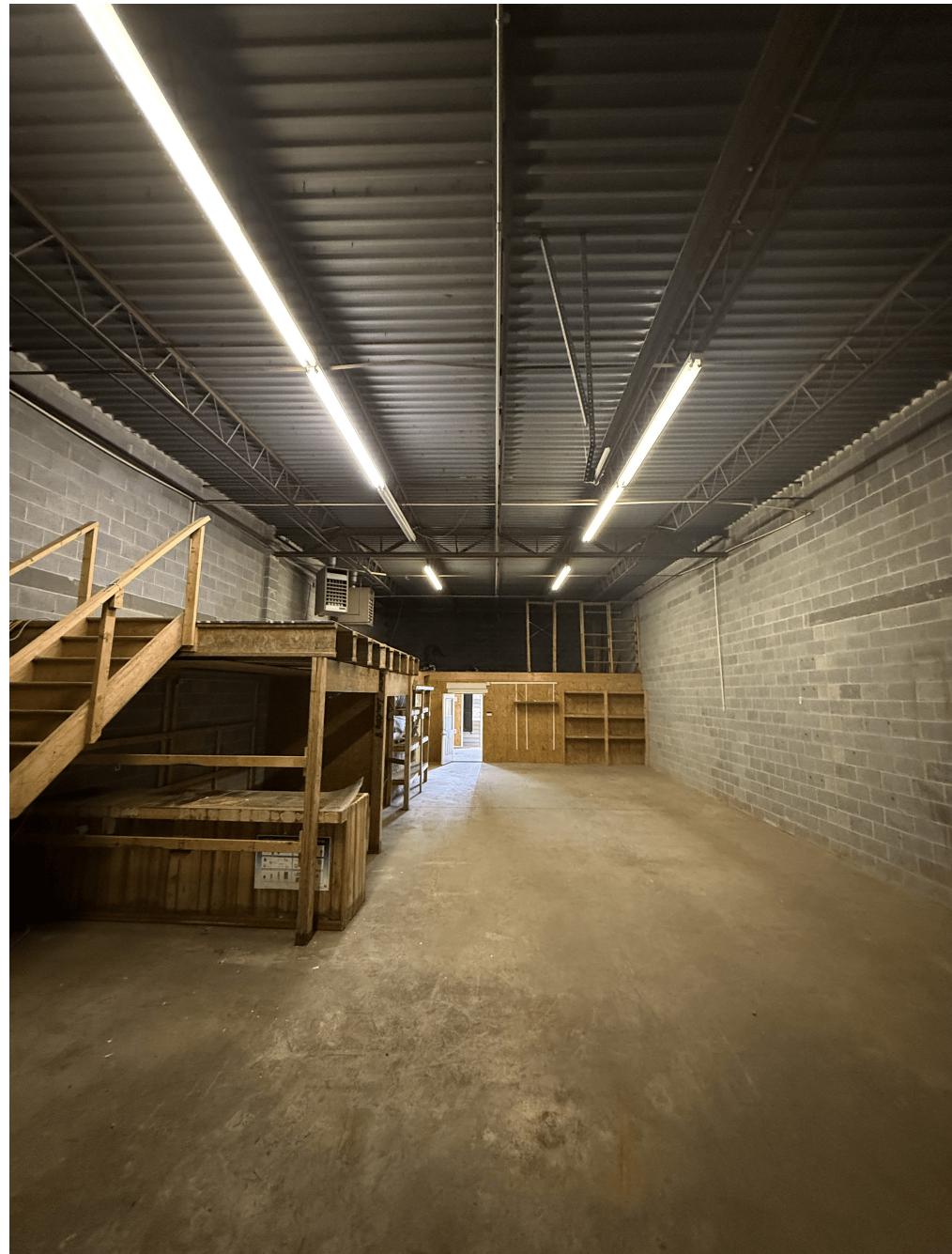
12' Drive-In Roll-Up Door for easy loading and deliveries

I-1 Industrial Zoning allowing a wide range of businesses

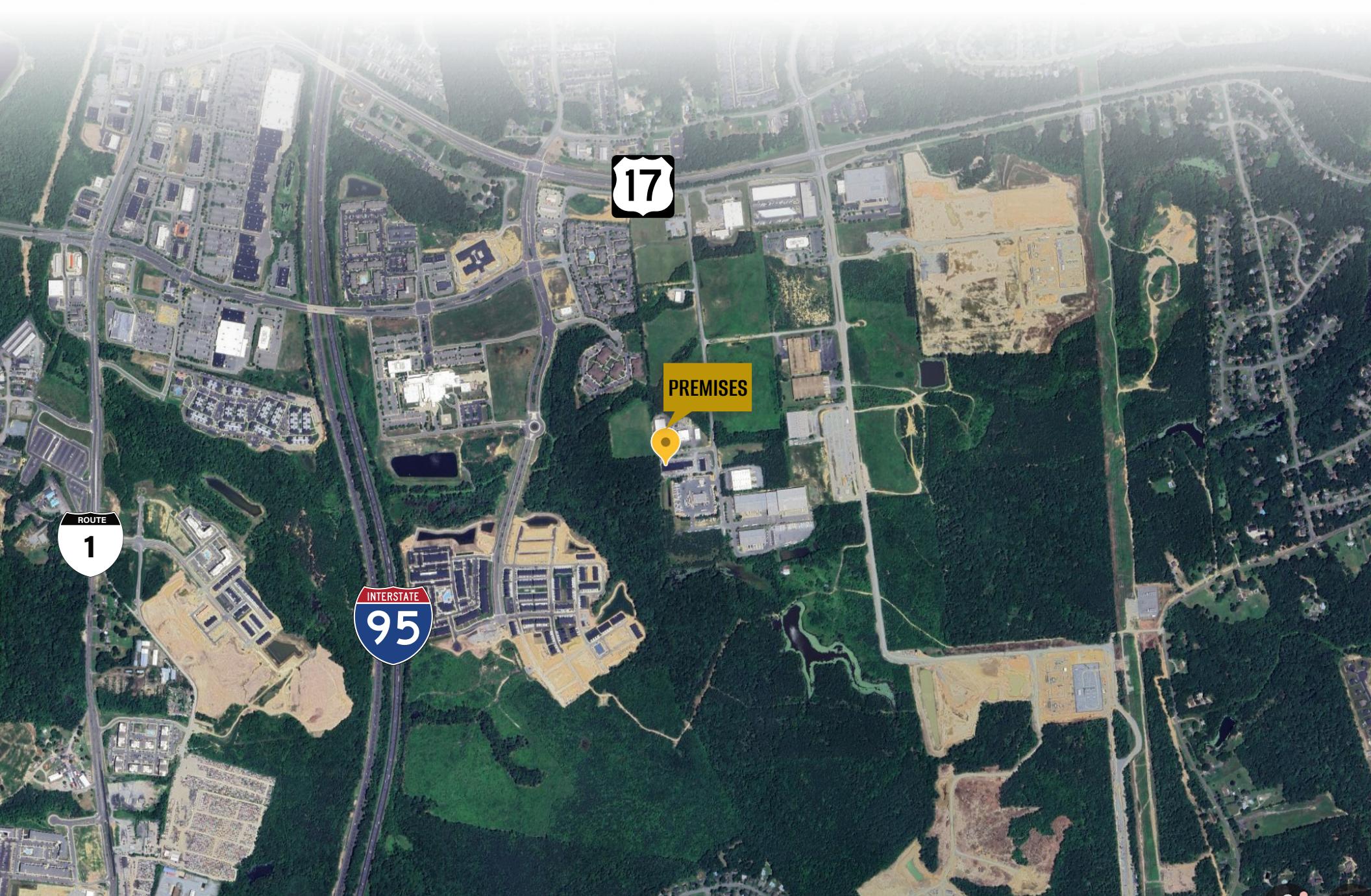
Excellent Access to Route 1 and I-95 for regional connectivity

Well-Maintained Small-Bay Space in an established industrial park

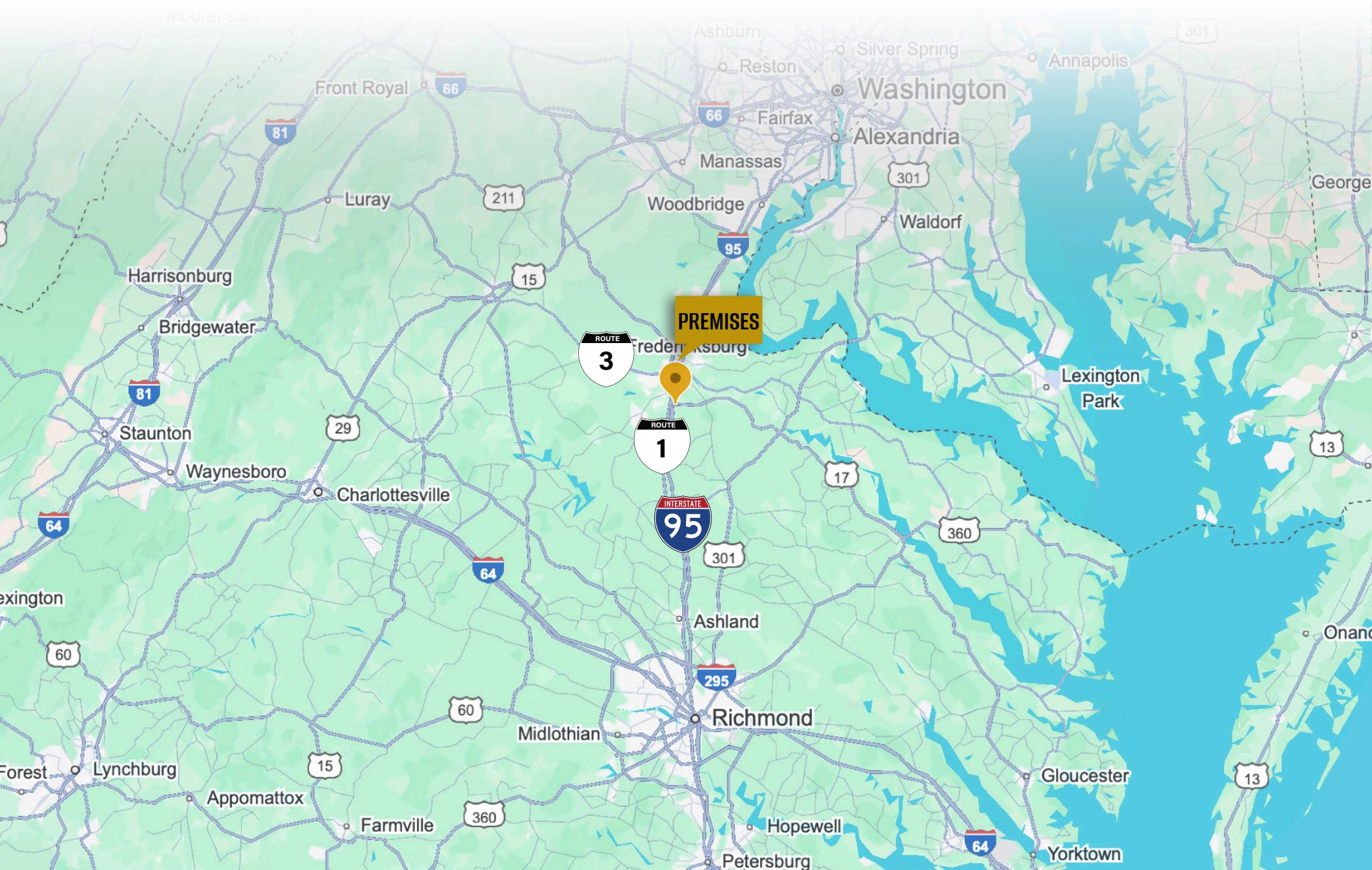
# INTERIOR PHOTOS



# LOCAL MAP VIEW



# REGIONAL MAP 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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