

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



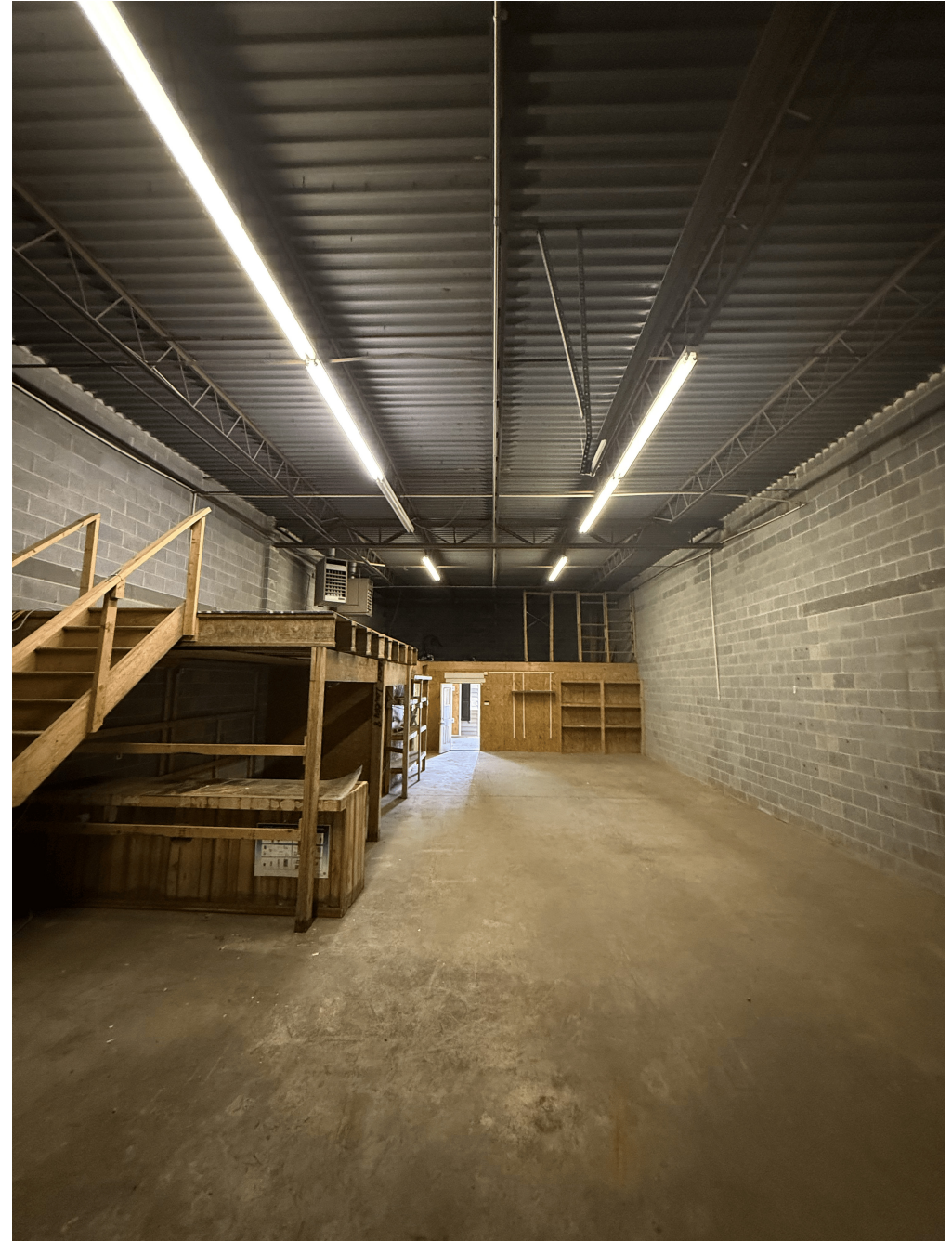
4006 Leonard Drive offers a versatile 2,100 SF flex space ideal for service, light industrial, or small business operations. Zoned I-1 (Industrial), this property accommodates a wide range of uses including warehouse, distribution, or contractor trade applications. The space features an open layout with 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.

An aerial photograph of an industrial park. A large, white, single-story building with a dark roof is the central focus. A yellow callout box with a black outline points to a section of the building's roof. The surrounding area includes a parking lot with several cars and trucks, and a wooded area in the background.

PREMISES

- 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

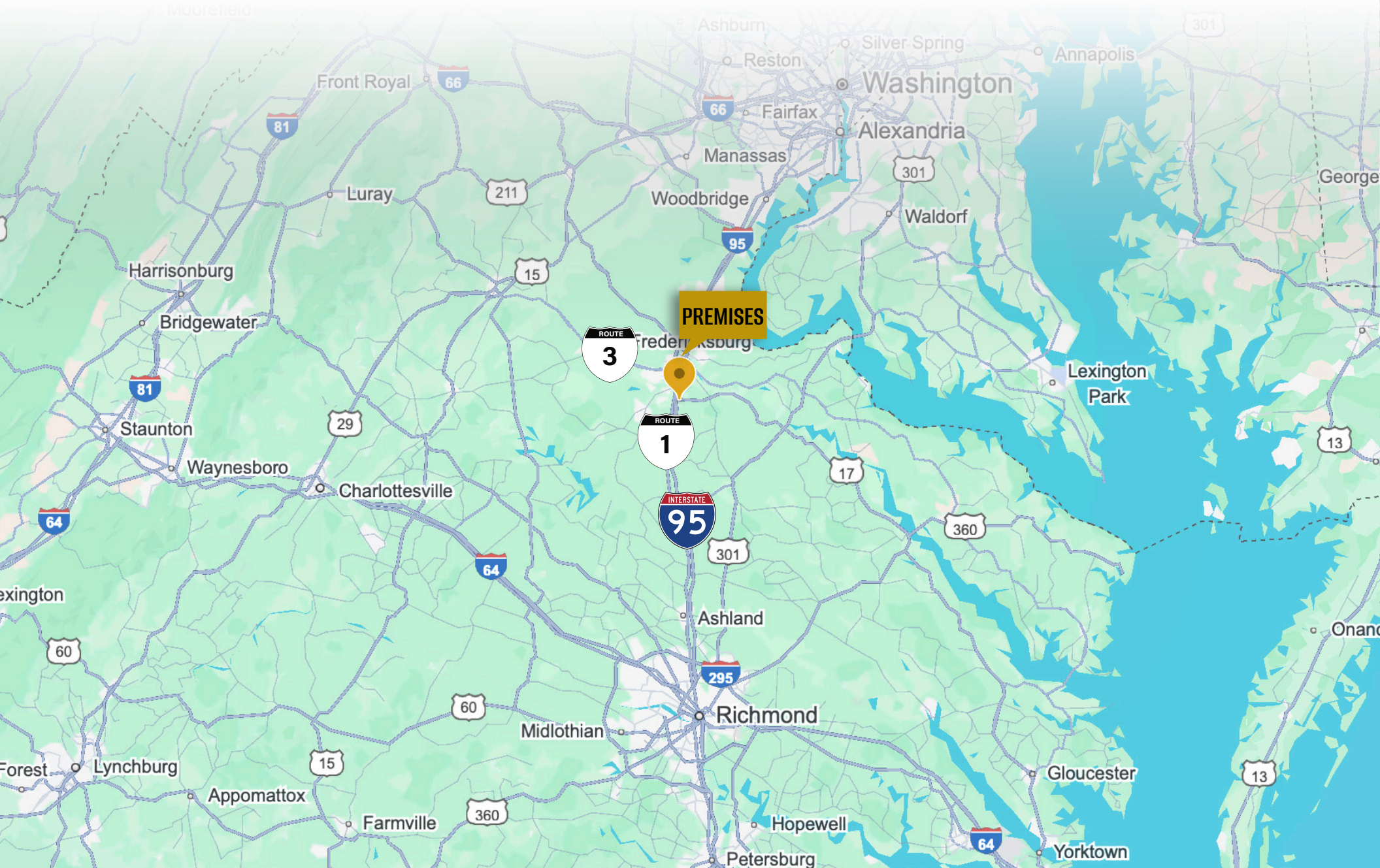
INTERIOR PHOTOS



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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J O H N S O N

REALTY

ADVISORS

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