10941 HOUSER DRIVE

10941 Houser Drive Fredericksburg, VA 22408



PROPERTY DESCRIPTION

9,932 sf Warehouse/Office Building for Lease

PROPERTY HIGHLIGHTS

- 9,932 sf Warehouse/Office Building for Lease in Spotsylvania County
- Approx. 8,400 sf Warehouse Space with Two Drive-In Doors
- Total of 1,500 sf +/- office space includes:
- 5 Offices
- Reception Area
- Conference Room
- Kitchenette
- Plenty of Parking
- Site is close to Route 1 and I-95 (Exit 126)

OFFERING SUMMARY

Lease Rate:			Negotiable	
Available SF:	9,932 SF			
Building Size:	9,932 SF			
Zoning:			I-1	
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	
Total Households	1.921	16.877	40.083	

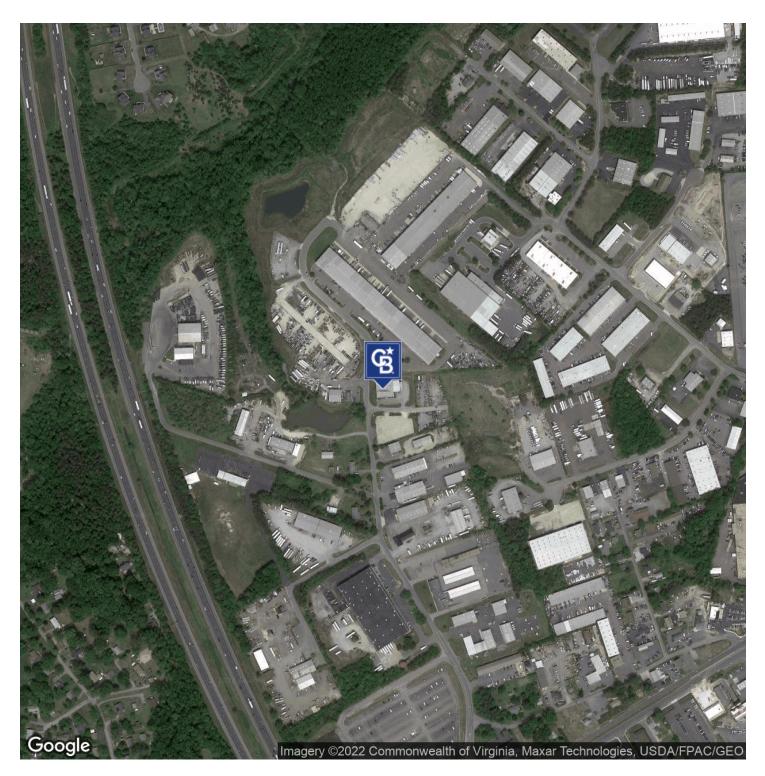
Total Households	1,321	10,077	40,005
Total Population	5,015	46,179	111,584
Average HH Income	\$80,823	\$81,020	\$81,068





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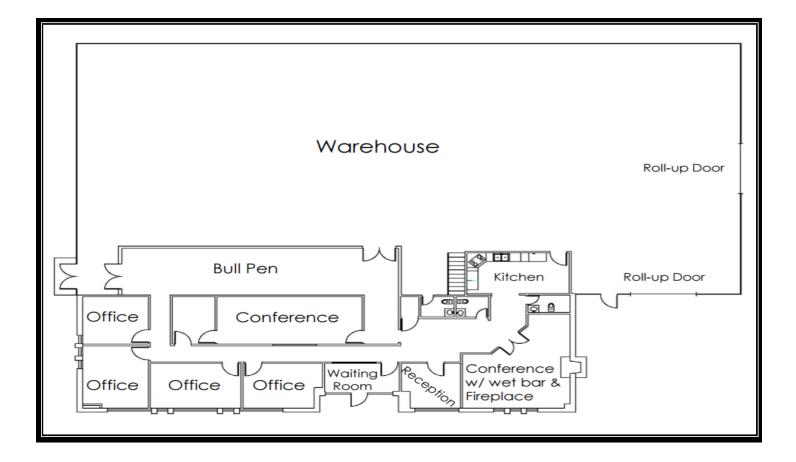


Donny Self, CCIM 540 842 6202



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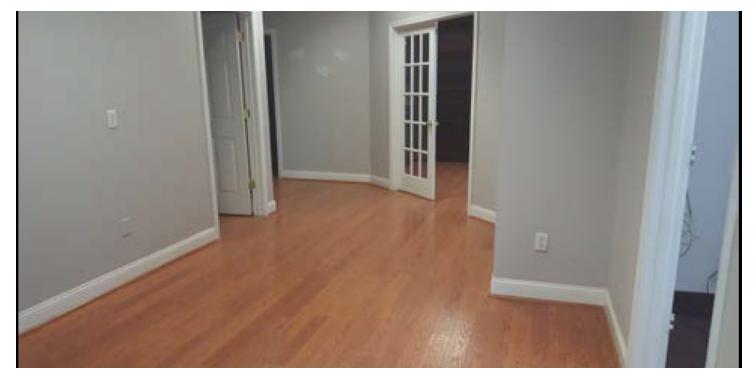


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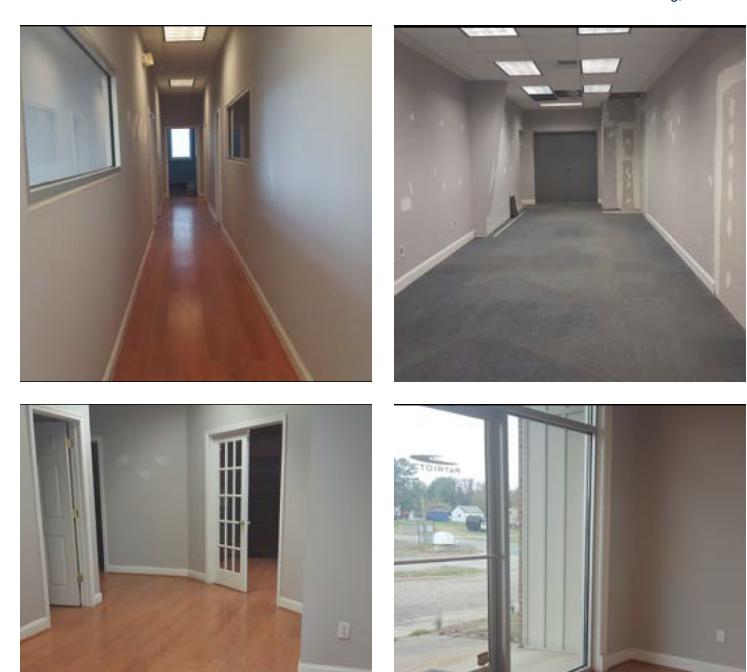
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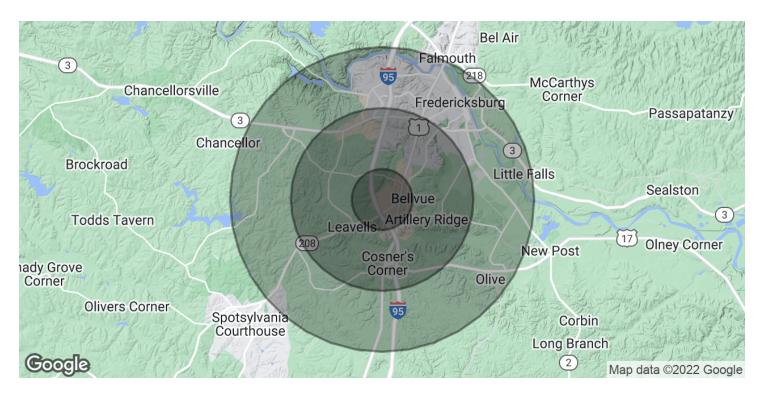
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1 MILE	3 MILES	5 MILES
5,015	46,179	111,584
36.7	36.0	34.2
36.8	34.0	32.4
36.8	37.6	35.5
1 MILE	3 MILES	5 MILES
1,921	16,877	40,083
2.6	2.7	2.8
\$80,823	\$81,020	\$81,068
		\$331,409
	5,015 36.7 36.8 36.8 1 MILE 1,921 2.6	5,015 46,179 36.7 36.0 36.8 34.0 36.8 37.6 1 MILE 3 MILES 1,921 16,877 2.6 2.7

* Demographic data derived from 2020 ACS - US Census



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