

LEASE

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 Population	5,015	46,179	111,584
Average HH Income	\$80,823	\$81,020	\$81,068

Donny Self, CCIM
540 842 6202

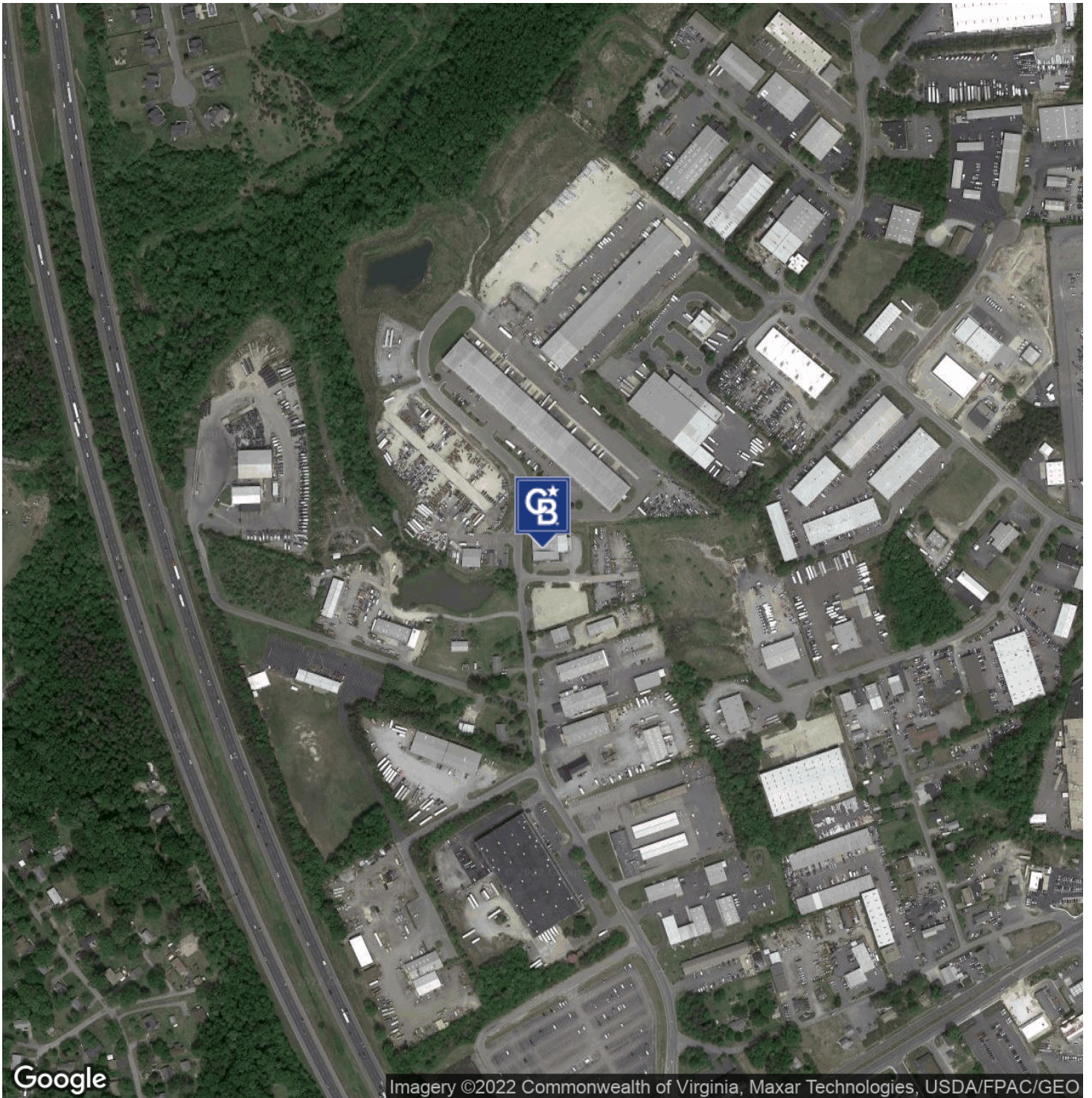


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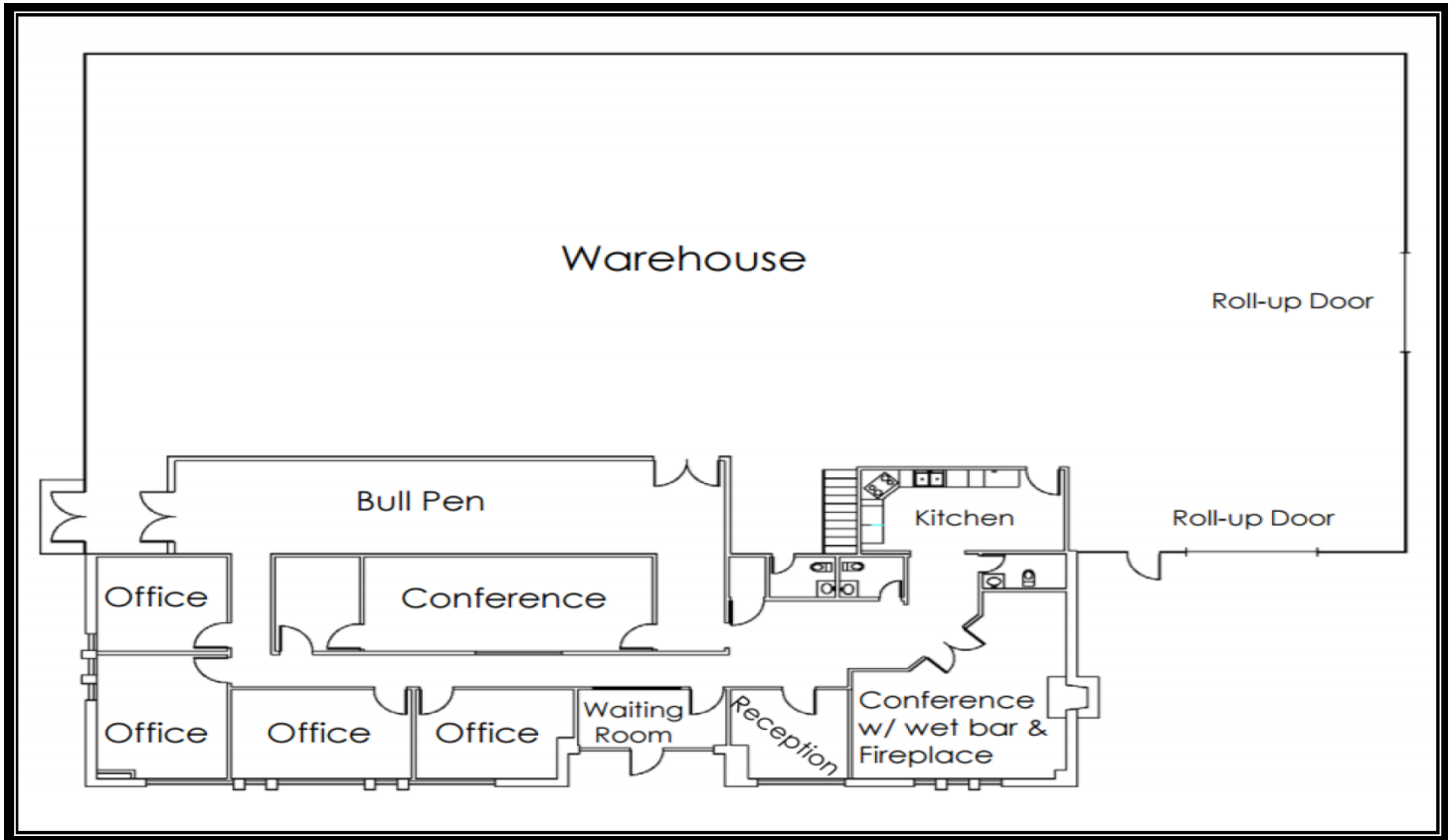


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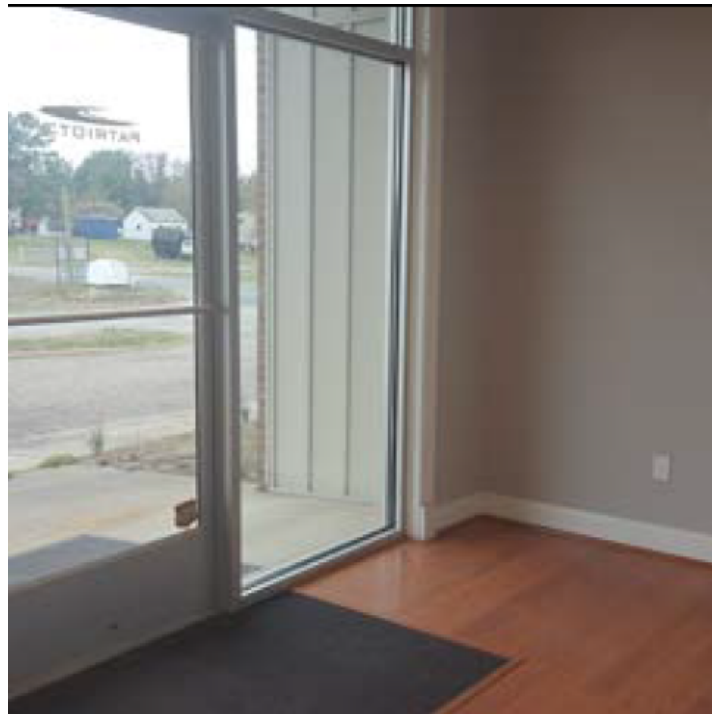
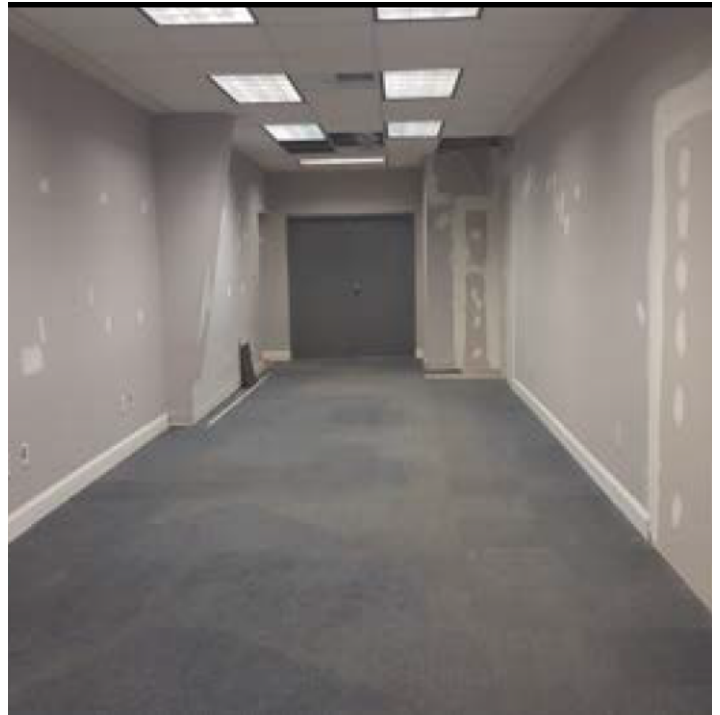


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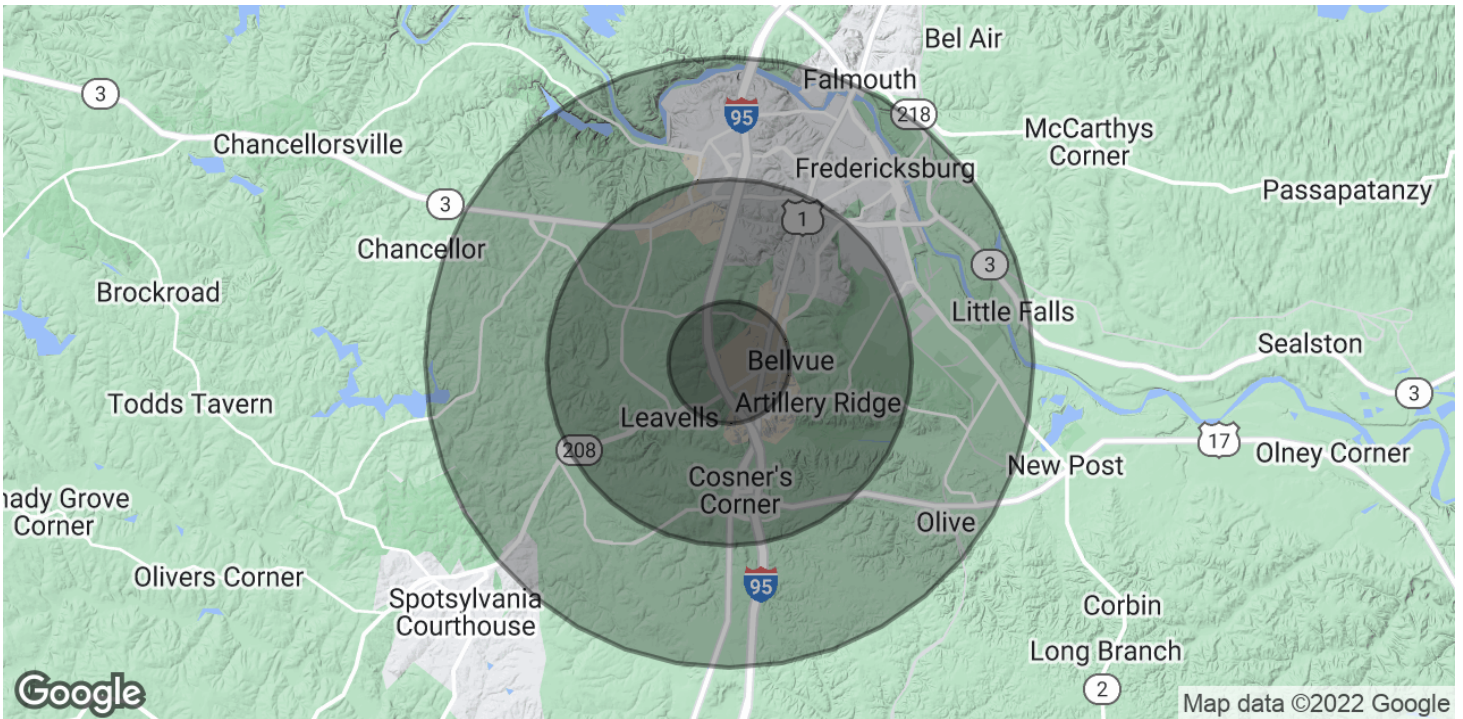


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,015	46,179	111,584
Average Age	36.7	36.0	34.2
Average Age (Male)	36.8	34.0	32.4
Average Age (Female)	36.8	37.6	35.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,921	16,877	40,083
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$80,823	\$81,020	\$81,068
Average House Value	\$277,958	\$302,822	\$331,409

* Demographic data derived from 2020 ACS - US Census

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