



**COLDWELL
BANKER
COMMERCIAL**
ELITE

FOR LEASE

CBCWORLDWIDE.COM

10941 HOUSER DRIVE

Negotiable

10941 Houser Drive
Fredericksburg, VA 22408

AVAILABLE SPACE
9,932 SF

AREA
Individual Office spaces for Lease - total 1,333 sf



OFFICE

Donny Self, CCIM
540 842 6202
dself@coldwellbankerelite.com

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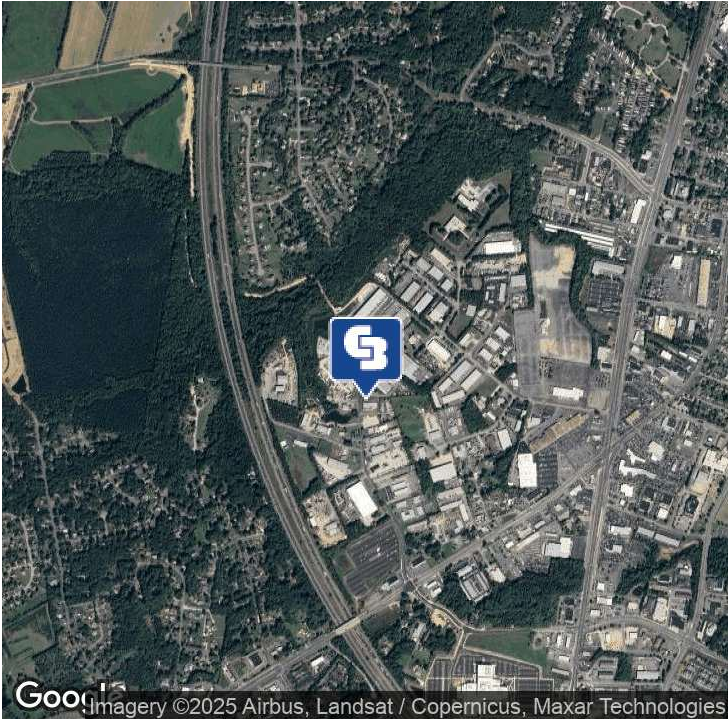
**COLDWELL BANKER COMMERCIAL
ELITE**
990 Bragg Rd, Fredericksburg, VA 22407
540.786.1402



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OFFERING SUMMARY

Available SF: 9,932 SF

Lease Rate: Negotiable

Building Size: 9,932 SF

Zoning: I-1

PROPERTY OVERVIEW

9,932 sf Warehouse/Office Building for Lease

PROPERTY HIGHLIGHTS

- Looking for the perfect space for your business? We have versatile office and warehouse spaces available now!
- Customizable Office Space - Combine offices to fit your needs!
- 3 Private Offices: 109 SF, 170.5 SF, and 237.5 SF
- Spacious Conference Room: 375.5 SF
- Large Windows - Enjoy natural light in every office
- Expansive Warehouse Space - 6,800 SF to accommodate your operations
- Convenient Amenities
- Plenty of on-site parking
- Shared kitchenette & restrooms
- Easy access to Route 1 & I-95 (Exit 126)

Prime Location - Ideal for Businesses Looking to Grow! Secure Your Space Today! Contact Us for a Tour!

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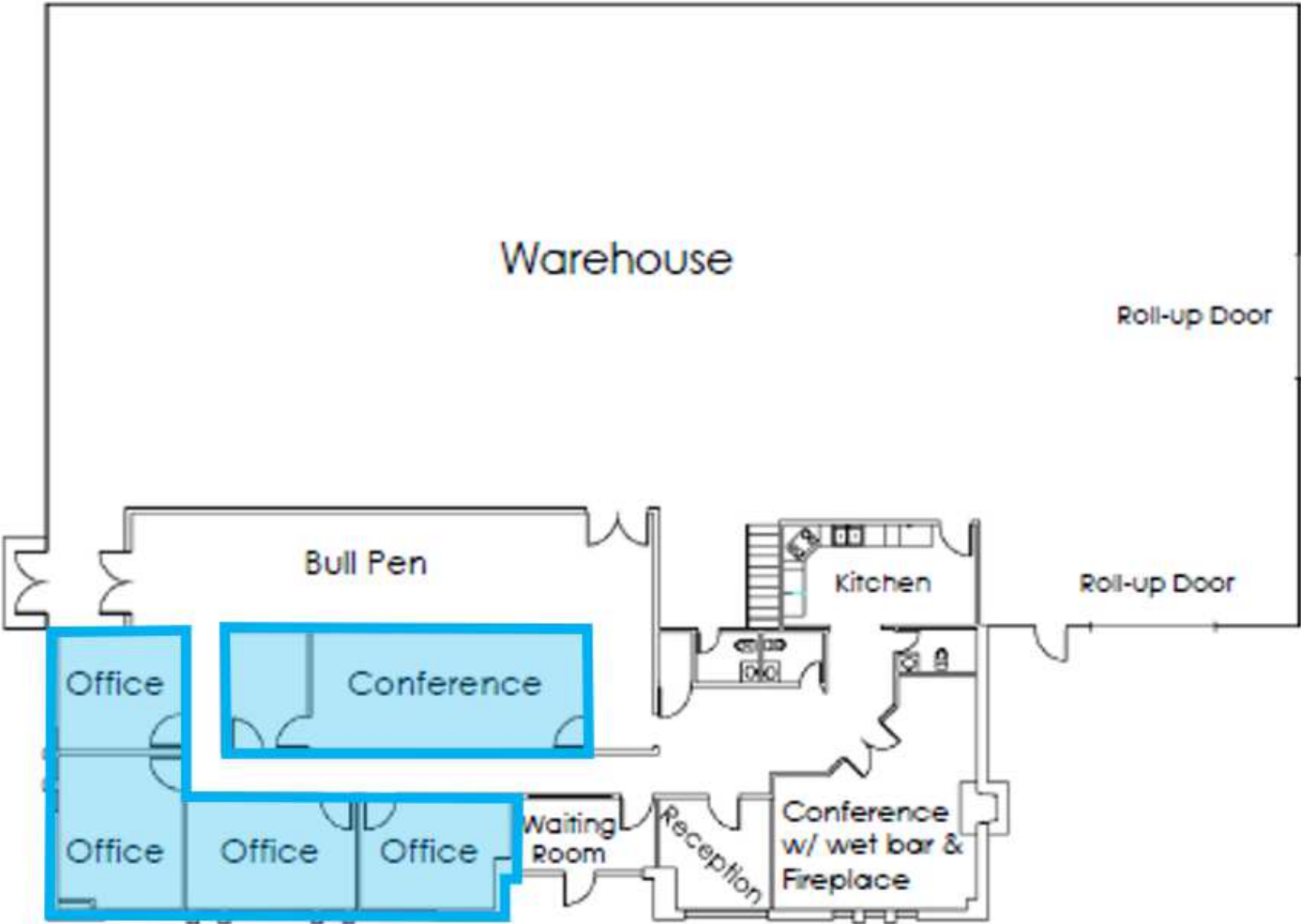
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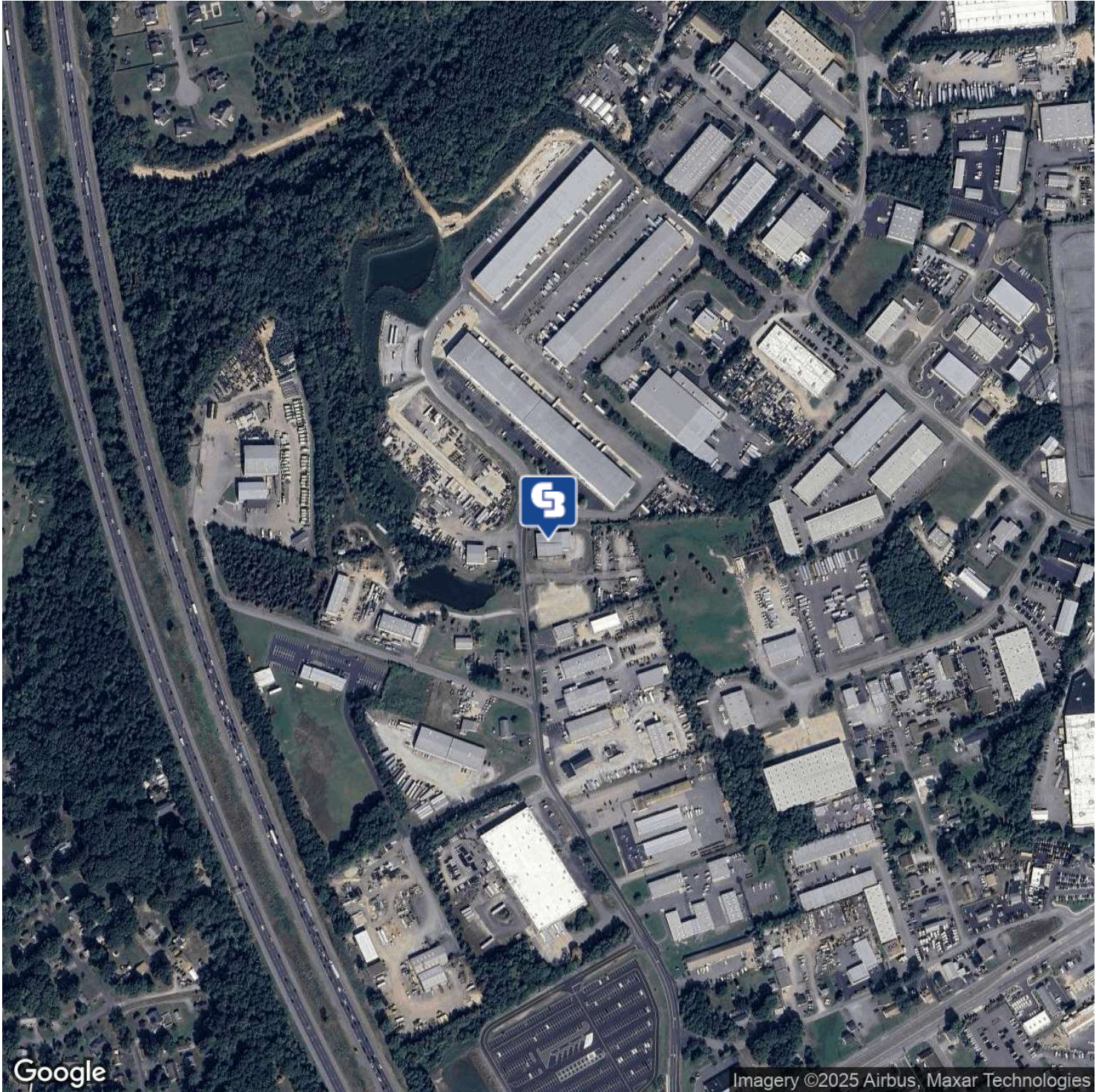
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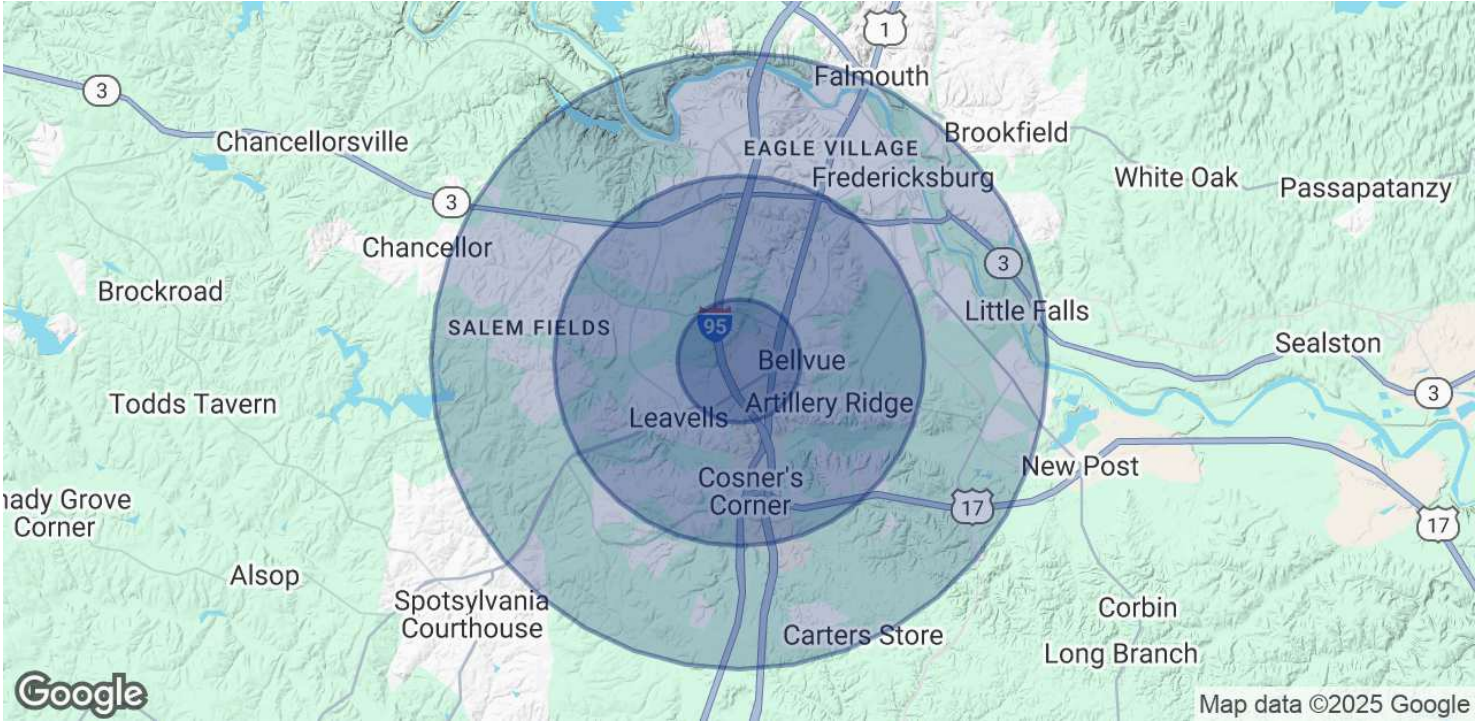
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,015	46,179	111,584
Average Age	36.7	36.0	34.2
Average Age (Male)	36.8	34.0	32.4
Average Age (Female)	36.8	37.6	35.5

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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