

FOR LEASE
FLEX SPACE

10950 | **Pierson Dr.**
FREDERICKSBURG, VA 22408



SPECIFICATIONS

Size:	3,169 SF
Price:	\$16.00 PSF
NNN:	\$2.30 PSF
Zoning:	i-2

PROPERTY HIGHLIGHTS



3,169 SF flex suite combining office and warehouse space

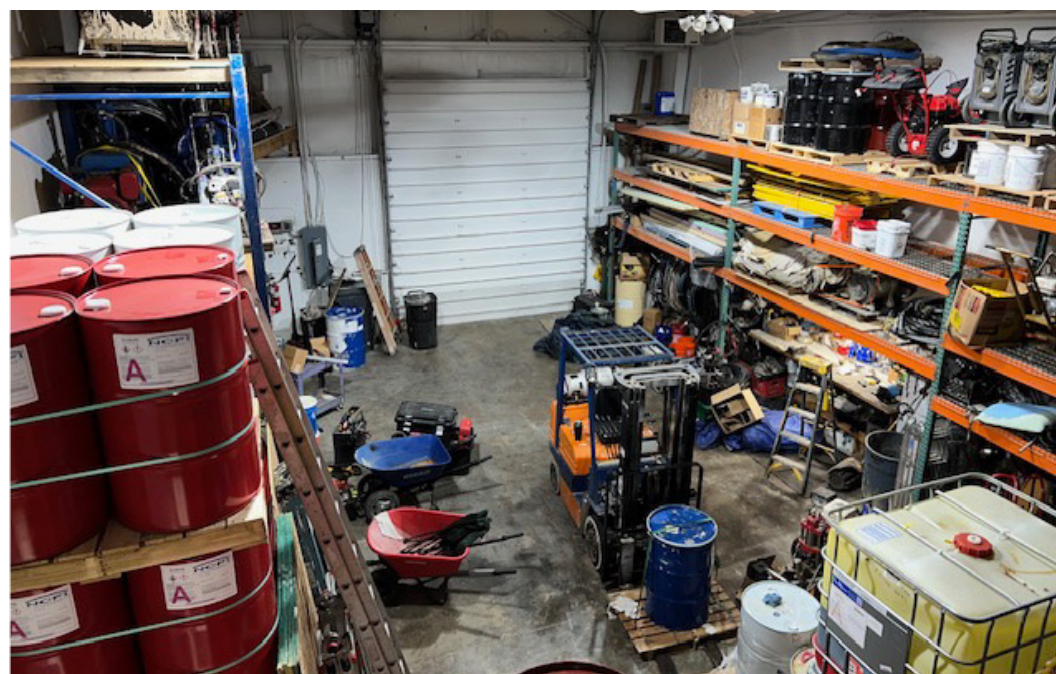
14' roll-up doors for easy loading and unloading

Fully conditioned for year-round comfort

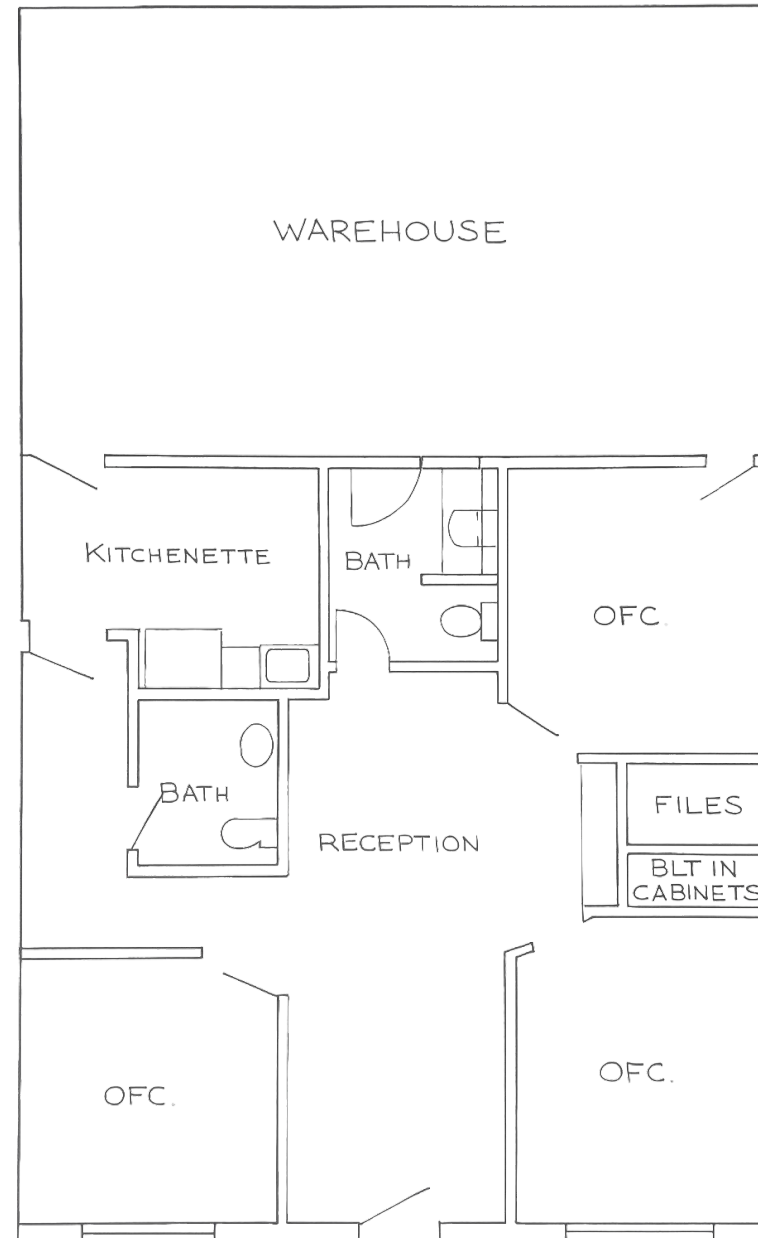
Mezzanine storage with stair and forklift access

Located in a modern, well-maintained light industrial complex

PROPERTY PHOTOS



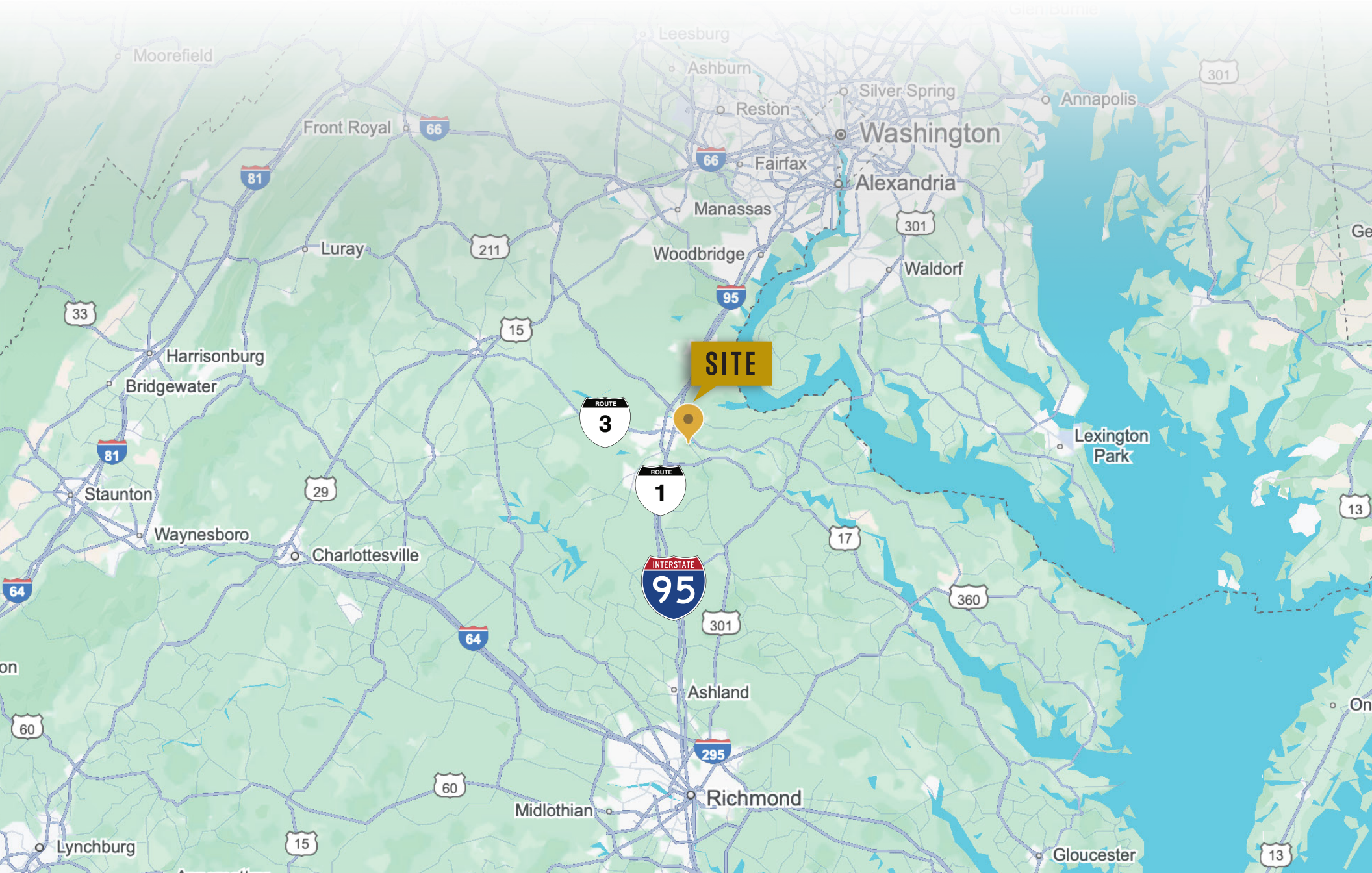
FLOORPLAN



LOCAL VIEW



REG



DEMOGRAPHIC/INCOME REPORT



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INCOME	5 mile	10 mile
Avg Household Income	\$117,177	\$118,201
Median Household Income	\$96,770	\$97,823
< \$25,000	3,869	7,620
\$25,000 - 50,000	3,503	8,790
\$50,000 - 75,000	5,722	12,886
\$75,000 - 100,000	3,343	8,313
\$100,000 - 125,000	4,378	10,194
\$125,000 - 150,000	2,627	6,350
\$150,000 - 200,000	4,386	9,931
\$200,000+	4,286	9,694

POPULATION	5 mile	10 mile
2020 Population	82,193	193,031
2024 Population	86,304	205,218
2029 Population Projection	94,629	226,842
Annual Growth 2020-2024	1.3%	1.6%
Annual Growth 2024-2029	1.9%	2.1%
Median Age	36.8	37.5
Bachelor's Degree or Higher	40%	35%
U.S. Armed Forces	625	1,776

FOR MORE INFORMATION PLEASE CONTACT:



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J O H N S O N

REALTY

ADVISORS

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