

FOR LEASE



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SIX BAY AUTO REPAIR FOR LEASE: FORMER BENNETT'S FRONT END SERVICE

3925 Lafayette Blvd Fredericksburg, VA 22408

PROPERTY HIGHLIGHTS

- Over 100 feet of Direct Frontage on Lafayette Blvd
- Building includes six full bays, up to 14' door height
- Clear span construction, completely renovated in 2024
- Rare Building Allowing Vehicle Repair

Jonathan Gardner

Principal Broker

540.898.3242 x1024

jgardner@vakosre.com

Brett Pritchett

Property Manager and Leasing Specialist

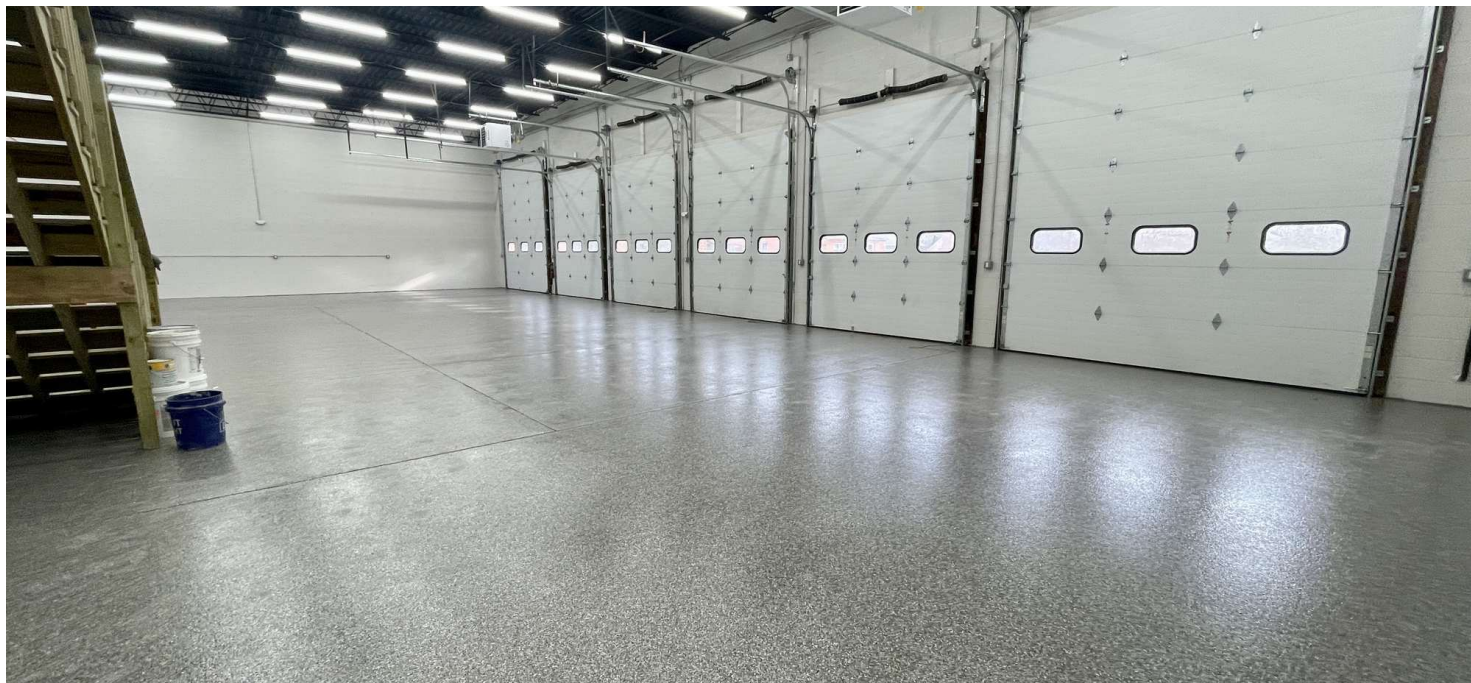
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PROPERTY DESCRIPTION

With direct visibility and over 150' of frontage on the heavily trafficked Lafayette Blvd, a rarely available 6-bay door auto service repair shop for lease and immediate occupancy. 3925 Lafayette was "home" to Bennett's Front End Service for north of 50 years before the property was sold in 2024. New ownership has made floor to roof renovations including all new electrical, plumbing, concrete slab, insulated core garage doors ranging from 12' to 14' in height, new HVAC in the reception and waiting areas, new garage heat, new restrooms, and a completely remodeled and refinished waiting area and reception desk, gutters, downspouts, storefront doors and windows and awning above the entry way. The building has two new electric panels totaling 400 amps of 120/240V power. Fully paved and striped front and rear parking lot, with fencing installed in the rear. Building offers turn-key occupancy with exception that tenant shall be responsible for purchase and install of its lifts and other trade fixtures. Rent does not include utilities, which are tenant's responsibility (water/sewer, electric, natural gas, phone/internet, trash, etc.). Will not consider any auto repair use that does not serve public. Showing by appointment only to qualified prospective tenants.

OFFERING SUMMARY

Lease Rate:	Negotiable, Contact Broker
Available SF:	4,100 SF
Lot Size:	17,500 SF (0.40 acres)
Building Size:	4,100 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	215	810	2,563
Total Population	604	2,281	7,175
Average HH Income	\$114,373	\$121,746	\$129,424

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VAKOS REAL ESTATE SERVICES

• 540.898.3242

• 10333 Southpoint Landing Blvd

• <http://www.vakosreservices.com>

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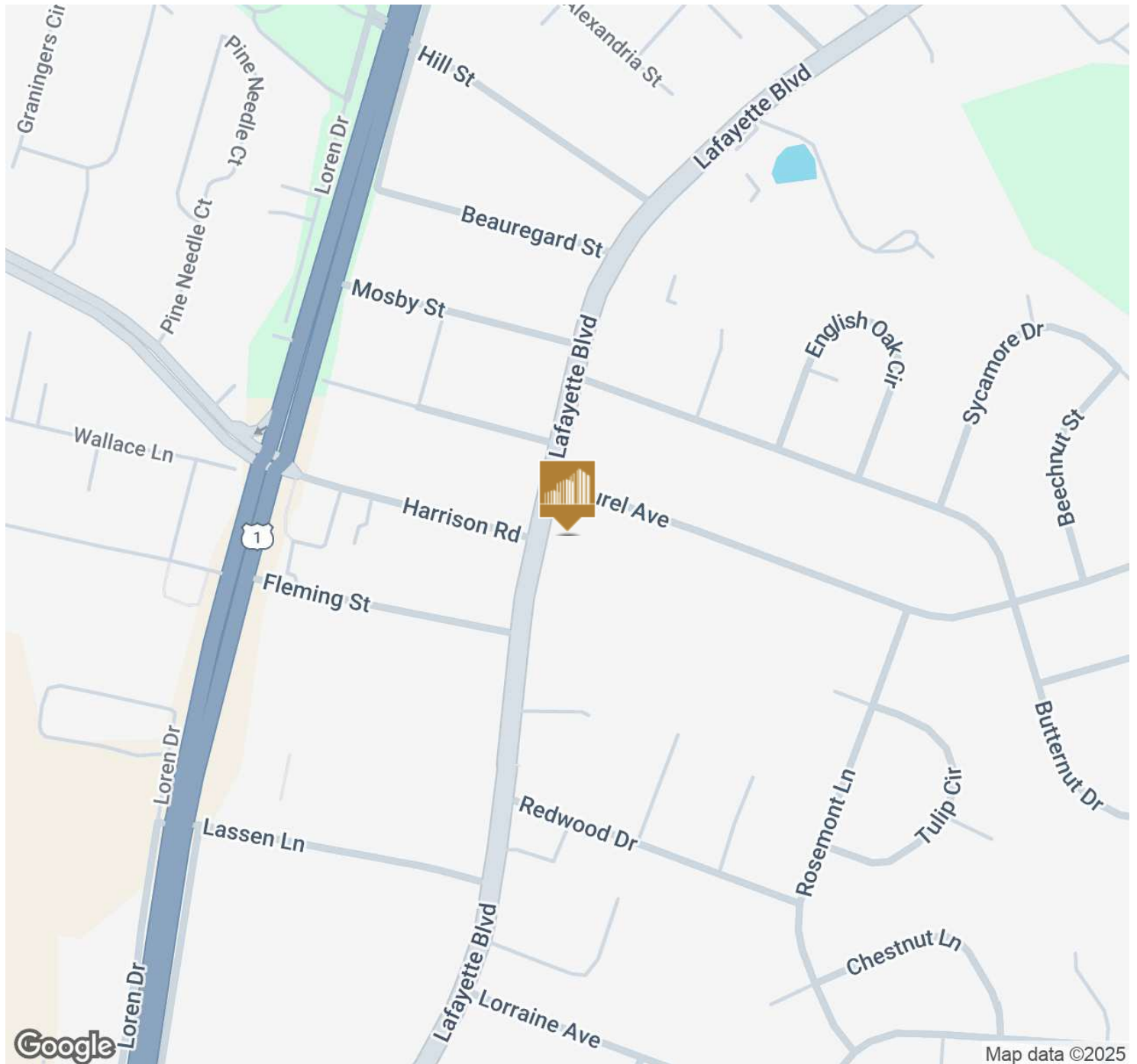
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Fully Remodeled Shop Area



Reception and Waiting Area



Office with Separate Entry

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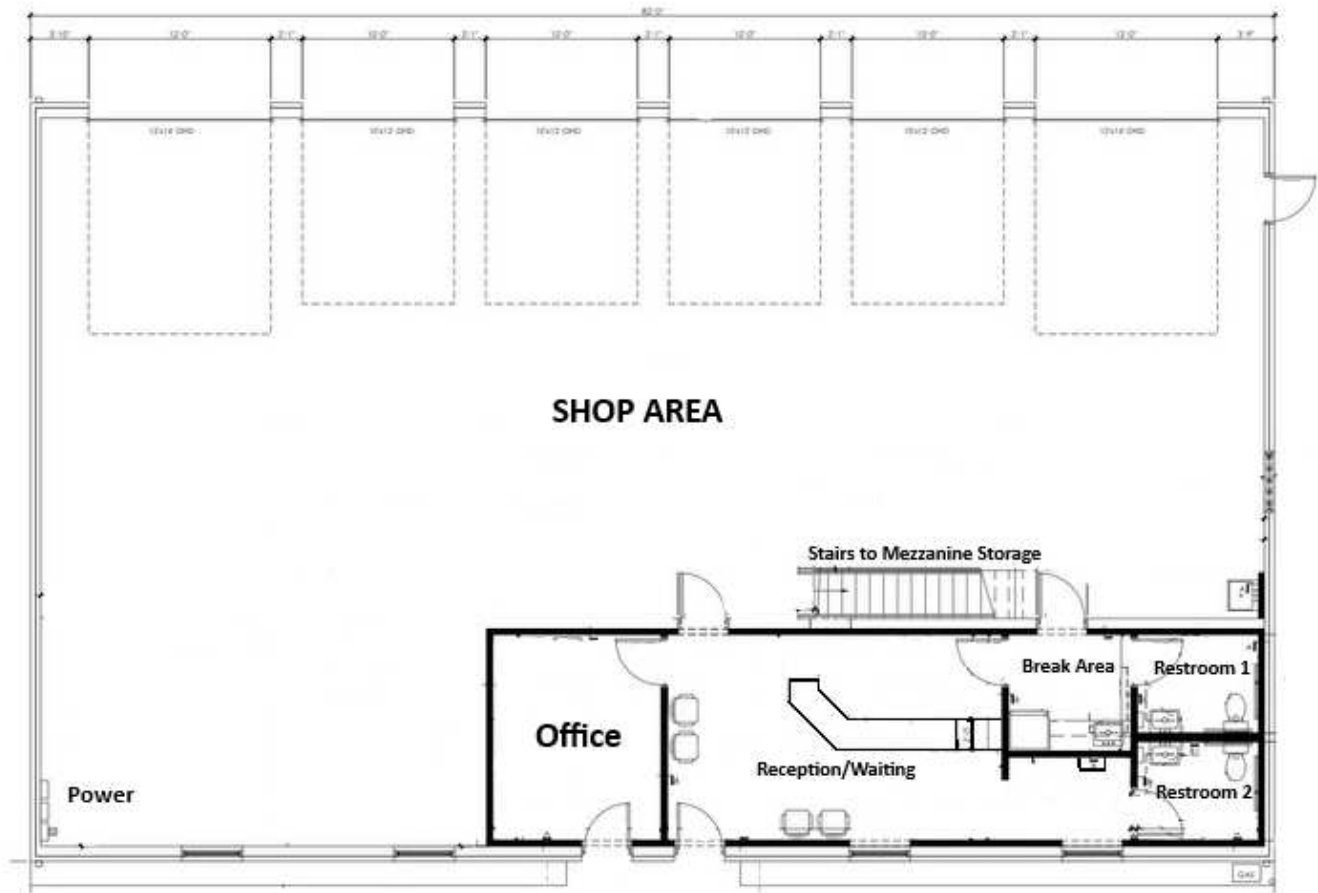
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FOR LEASE

SIX BAY AUTO REPAIR FOR LEASE: FLOOR PLAN

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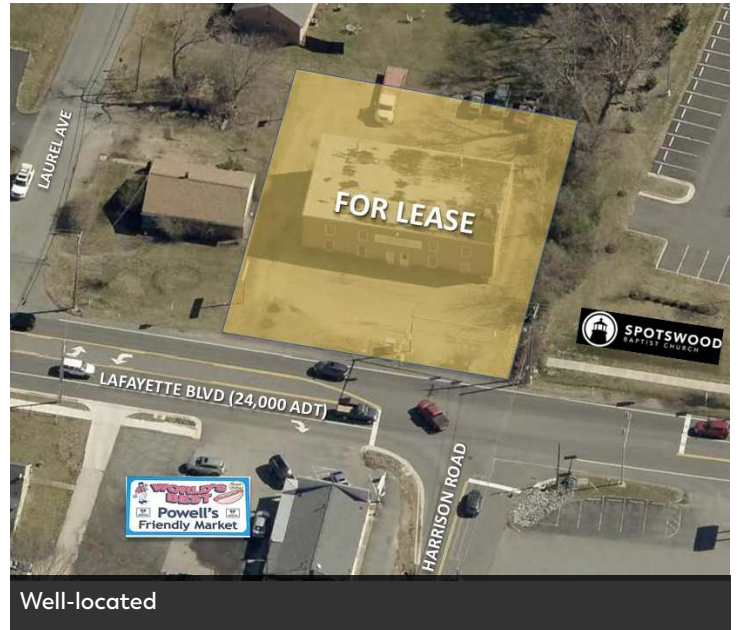
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On-Site Pylon Signage



Well-located



Fenced Rear-Parking

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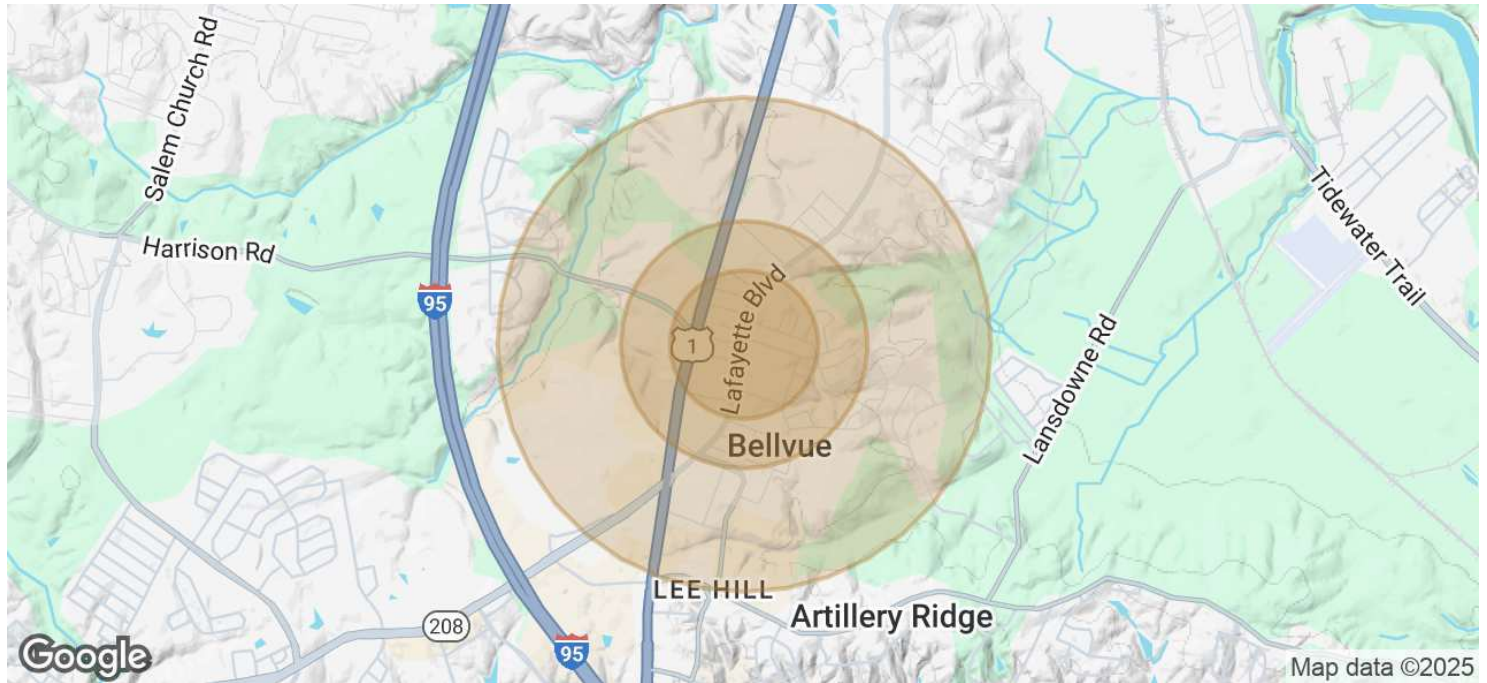
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	604	2,281	7,175
Average Age	38	39	38
Average Age (Male)	37	37	37
Average Age (Female)	39	40	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	215	810	2,563
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$114,373	\$121,746	\$129,424
Average House Value	\$372,429	\$391,684	\$416,790

Demographics data derived from AlphaMap

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