

FOR LEASE

4,815 SF FLEX SPACE

4905

Patriot Hwy

FREDERICKSBURG, VA 22408



SPECIFICATIONS

Size:	4,815 SF
Lease Rate:	\$8,200 / Month
Available:	Immediate
Lot Size:	.57 Acres
Zoning:	C3

PROPERTY OVERVIEW



4905 Patriot Hwy is a commercial building with high visibility on Patriot Hwy / Route 1. Traffic counts on this road exceed 33,000 VPD. The property can accommodate a wide variety of uses. The building offers warehouse storage, showroom/office space, along with a large paved lot for employee/guest parking.

PREMISES

33,000 VPD
Route 1 / Patriot Hwy

Visibility on Rt 1 (33,000 VPD)

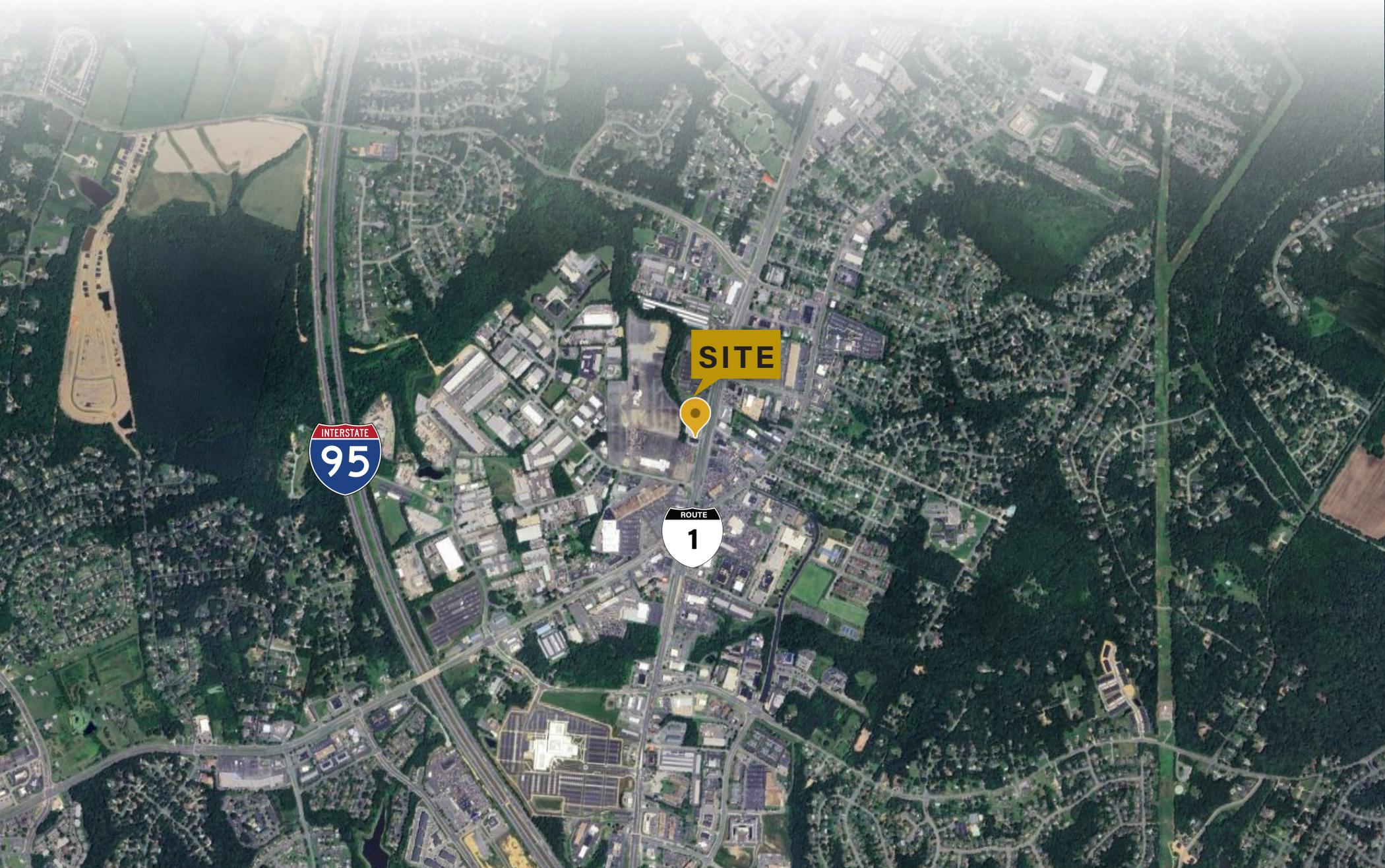
Drive through door with showroom/warehouse space

Good commercial zoning (C-3)

Proximity to i-95, Route 3, and major corridors

.57 acre paved lot

LOCAL MAP VIEW



DEMOGRAPHIC/INCOME REPORT



INCOME	2 mile	5 mile	10 mile
Avg Household Income	\$114,007	\$104,612	\$109,930
Median Household Income	\$93,091	\$84,174	\$90,225
< \$25,000	958	5,777	7,998
\$25,000 - 50,000	\$1,231	7,495	11,513
\$50,000 - 75,000	\$1,283	6,582	10,243
\$75,000 - 100,000	1,178	6,134	9,914
\$100,000 - 125,000	1,166	5,437	8,876
\$125,000 - 150,000	745	3,666	6,400
\$150,000 - 200,000	1,037	4,678	9,084
\$200,000+	1,051	4,441	7,556

POPULATION	2 mile	5 mile	10 mile
2020 Population	20,251	106,506	169,881
2024 Population	23,403	123,661	203,914
2029 Population Projection	25,318	134,171	224,244
Annual Growth 2020-2024	1.3%	1.3%	1.7%
Annual Growth 2024-2029	1.6%	1.7%	2.0%
Median Age	37.6	36.1	37
Bachelor's Degree or Higher	33%	33%	34%
U.S. Armed Forces	118	538	1,463

FOR MORE INFORMATION PLEASE CONTACT:



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