

LEASE

3406 SHANNON PARK DR

3406 Shannon Park Dr Fredericksburg, VA 22408



PROPERTY DESCRIPTION

Newly constructed flex space with build to suit option!
Projected occupancy of March 1st, 2024.

Unit Breakdown: There are three 2,000 sf units alongside a larger 4,000 sf unit.

Premier Features:

- new construction
- fully air conditioned
- build to suit option

Accessibility: Ample parking and easy access for loading and unloading with 14' bay doors on rear of building.

OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
Number of Units:	4
Available SF:	2,000 - 4,000 SF
Lot Size:	44,248 SF
Building Size:	10,000 SF

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total Households	16,434	40,892	58,659
Total Population	44,146	109,948	160,305
Average HH Income	\$138,165	\$131,406	\$131,599

Carl Braun
(540) 842-7551



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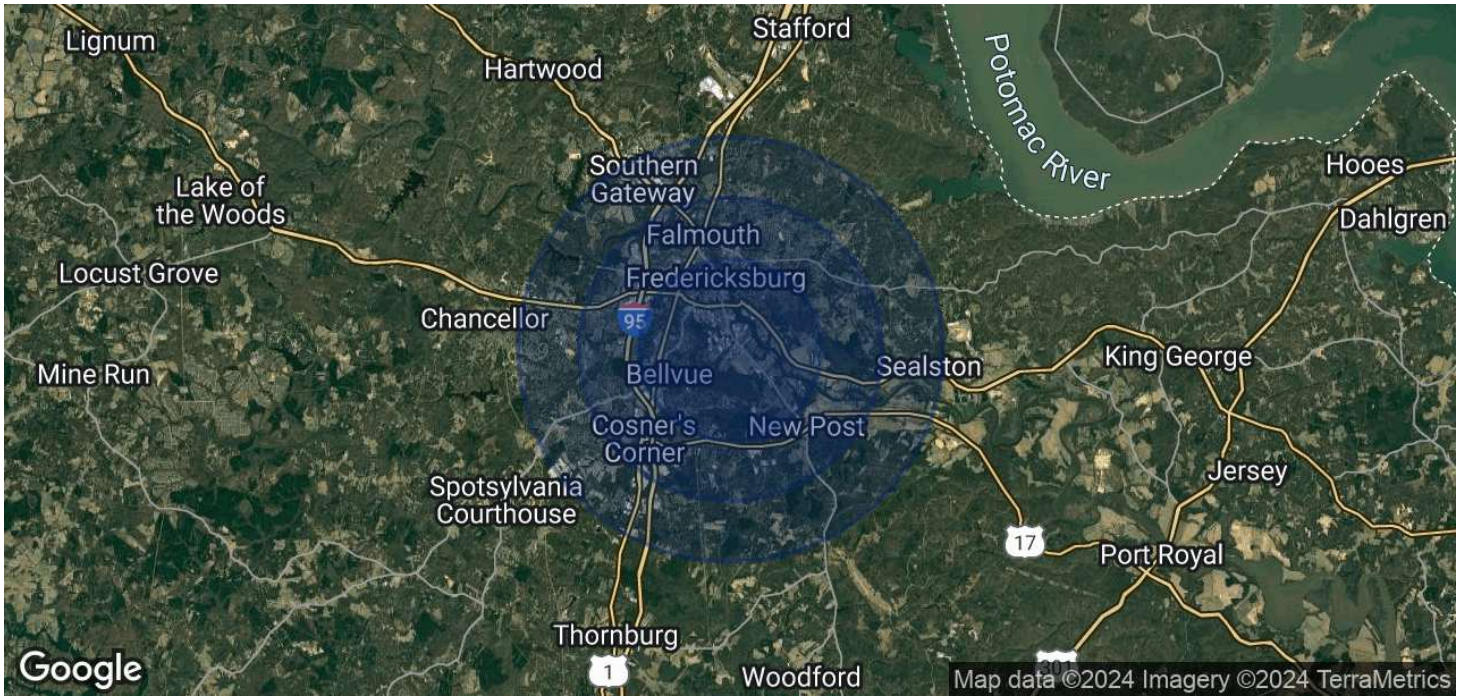


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	3 MILES	5 MILES	7 MILES
POPULATION			
Total Population	44,146	109,948	160,305
Average Age	38	38	39
Average Age (Male)	37	37	38
Average Age (Female)	39	39	40
HOUSEHOLDS & INCOME			
Total Households	16,434	40,892	58,659
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$138,165	\$131,406	\$131,599
Average House Value	\$486,215	\$463,410	\$459,276

Demographics data derived from AlphaMap

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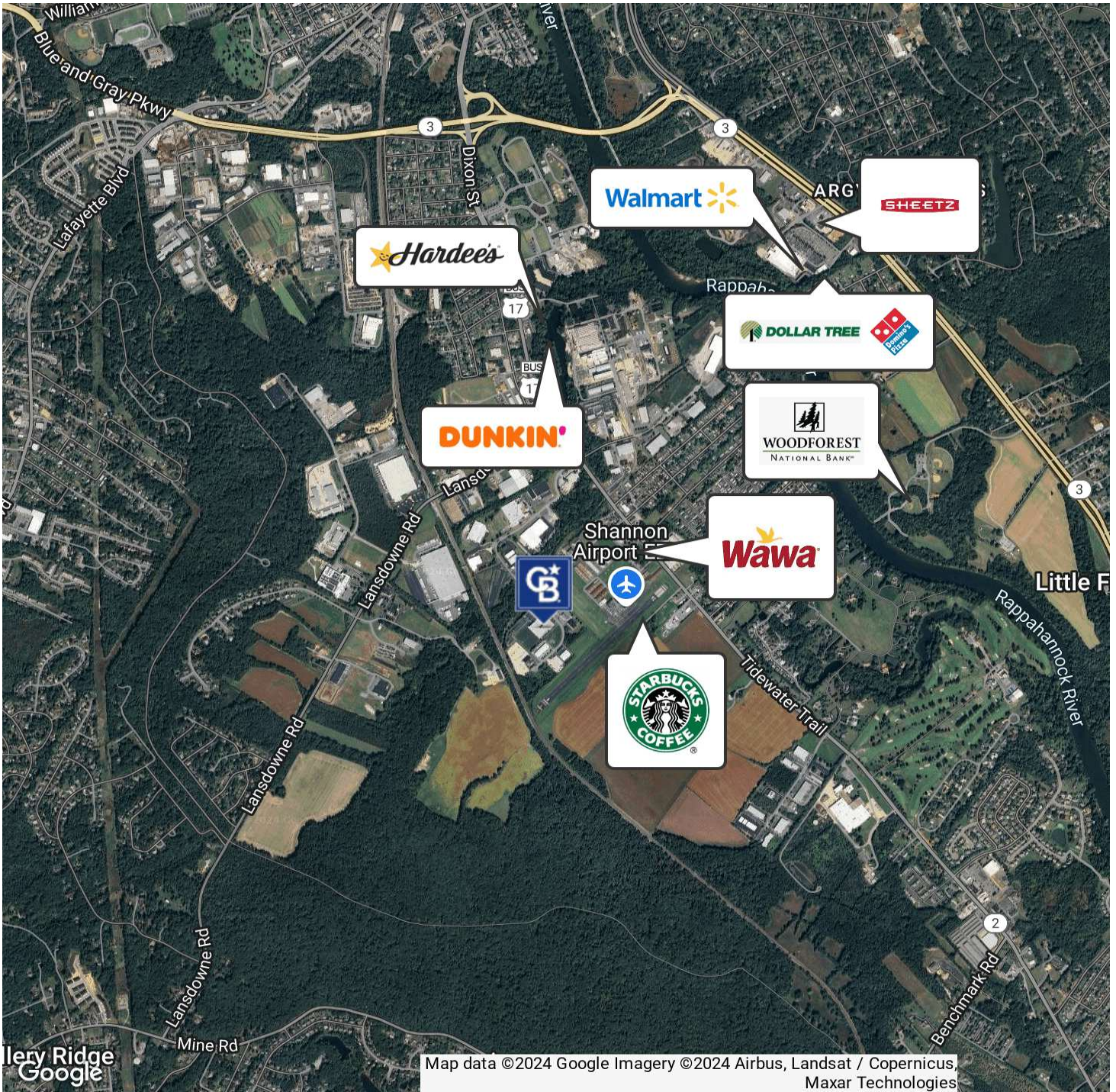


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