

FOR LEASE

3,600SF FLEX WAREHOUSE SPACE

28

Perchwood Drive

FREDERICKSBURG, VA 22405



SPECIFICATIONS

Size:	3,600 SF
Base Rent:	\$13.50 PSF
NNN:	\$1.55 PSF
Available:	August 1, 2026
Fenced Yard:	0.31 Acres

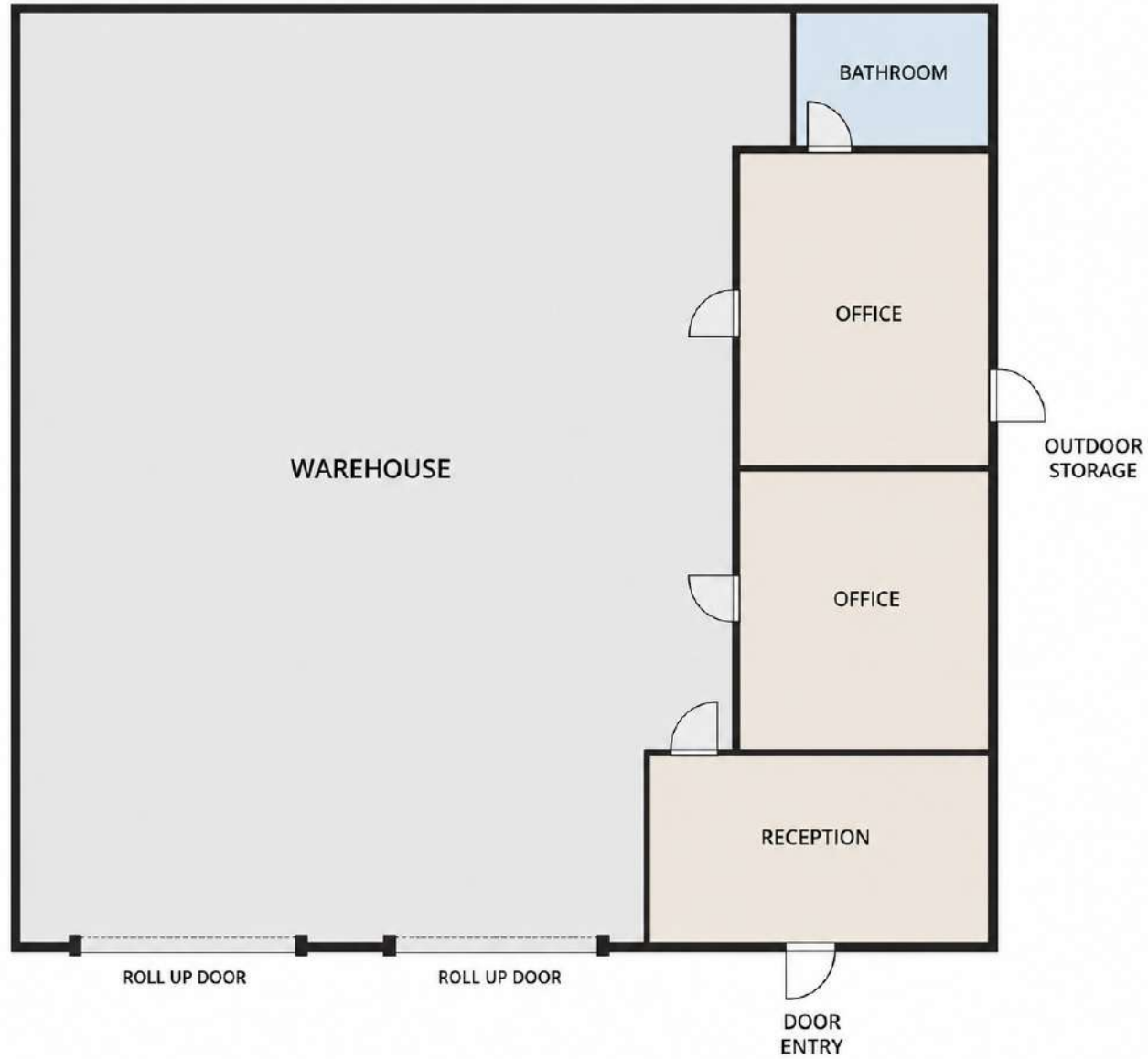
PROPERTY OVERVIEW



- 3,600 SF flex space with an additional .31 acre laydown yard
- Property is fully fenced in allowing for secure storage
- Has a reception area and a few offices
- 2 (14') roll up doors allowing for efficient operation

Easy access to Route 1 and only 4 minutes to I-95

FLOORPLAN



IOS OVERVIEW



**0.31 ACRES
OUTDOOR STORAGE**

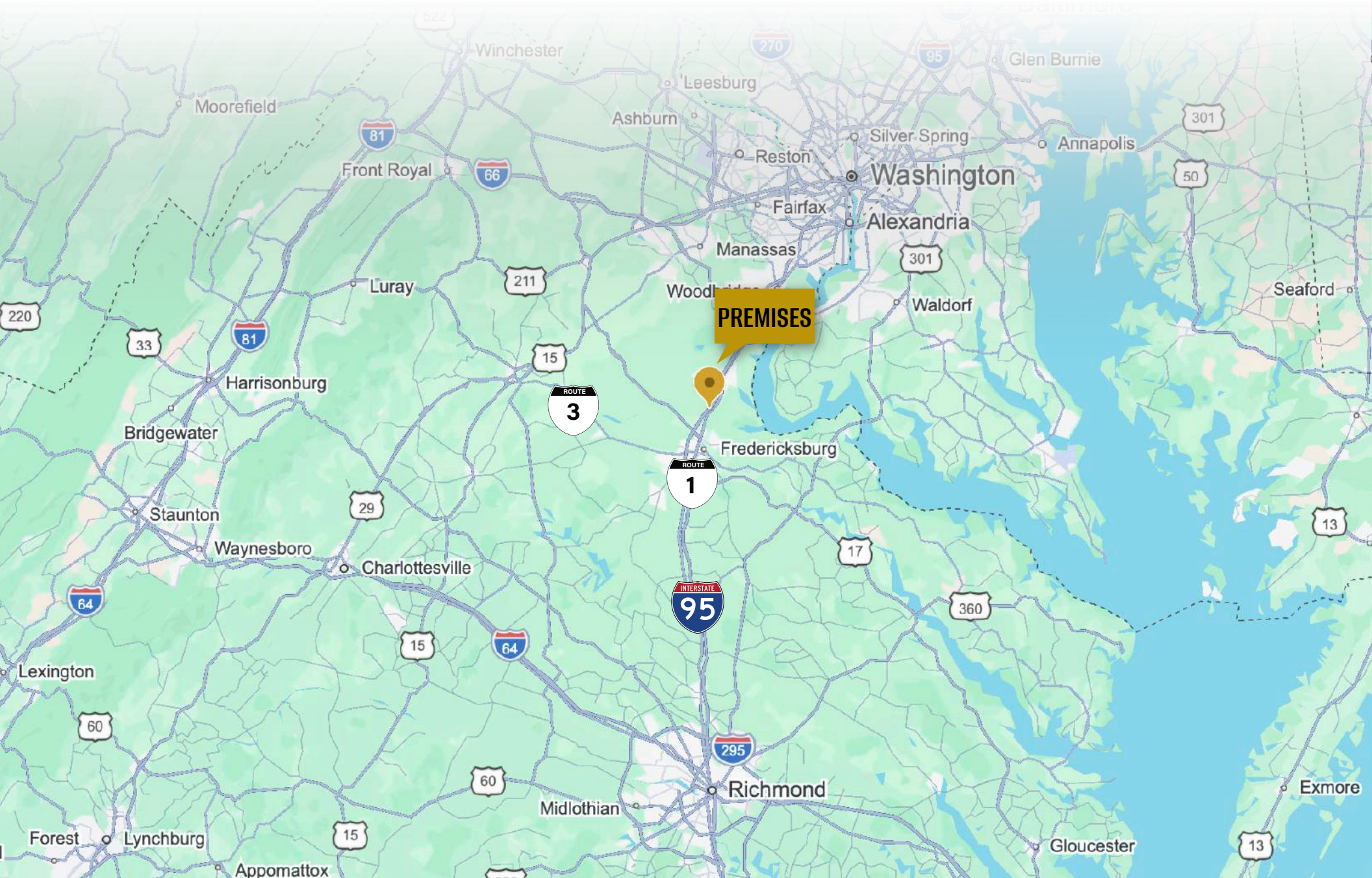
PROPERTY PHOTOS



LOCAL VIEW



REGIONAL VIEW



DEMOGRAPHIC/INCOME REPORT



INCOME	2 mile	5 mile	10 mile
Avg Household Income	\$141,801	\$165,740	\$150,178
Median Household Income	\$112,731	\$139,110	\$123,462
< \$25,000	70	1,172	5,287
\$25,000 - 50,000	74	1,831	7,548
\$50,000 - 75,000	104	1,969	9,713
\$75,000 - 100,000	120	2,936	10,331
\$100,000 - 125,000	108	2,585	8,466
\$125,000 - 150,000	68	2,320	8,078
\$150,000 - 200,000	120	3,794	12,408
\$200,000+	182	6,998	19,918

POPULATION	2 mile	5 mile	10 mile
2020 Population	2,464	64,477	219,924
2025 Population	2,766	71,499	238,310
2030 Population Projection	2,952	75,802	253,440
Annual Growth 2020-2025	2.5%	2.2%	1.8%
Annual Growth 2025-2030	1.3%	1.2%	1.2%
Median Age	38.8	37.8	37.5
Bachelor's Degree or Higher	25%	41%	39%
U.S. Armed Forces	38	1,522	3,750

FOR MORE INFORMATION PLEASE CONTACT:



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REALTY

ADVISORS

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