

LEASE

1 ACRE OUTSIDE STORAGE LOT

10894 Houser Drive Parcel A Fredericksburg, VA 22408



PROPERTY DESCRIPTION

- Available immediately
- 1 Acre outside lot for industrial storage and/or parking
- Flat surface with gravel/millings
- Zoned industrial (I-1)

LOCATION DESCRIPTION

- Adjacent to Route 1 and I-95
- Located in central Fredericksburg regional area

OFFERING SUMMARY

Lease Rate:	\$3,750
Lot Size:	1 Acre

DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
Total Households	10,951	43,621	73,967
Total Population	29,216	119,242	205,577
Average HH Income	\$125,314	\$128,370	\$133,980

Carl Braun
(540) 842-7551



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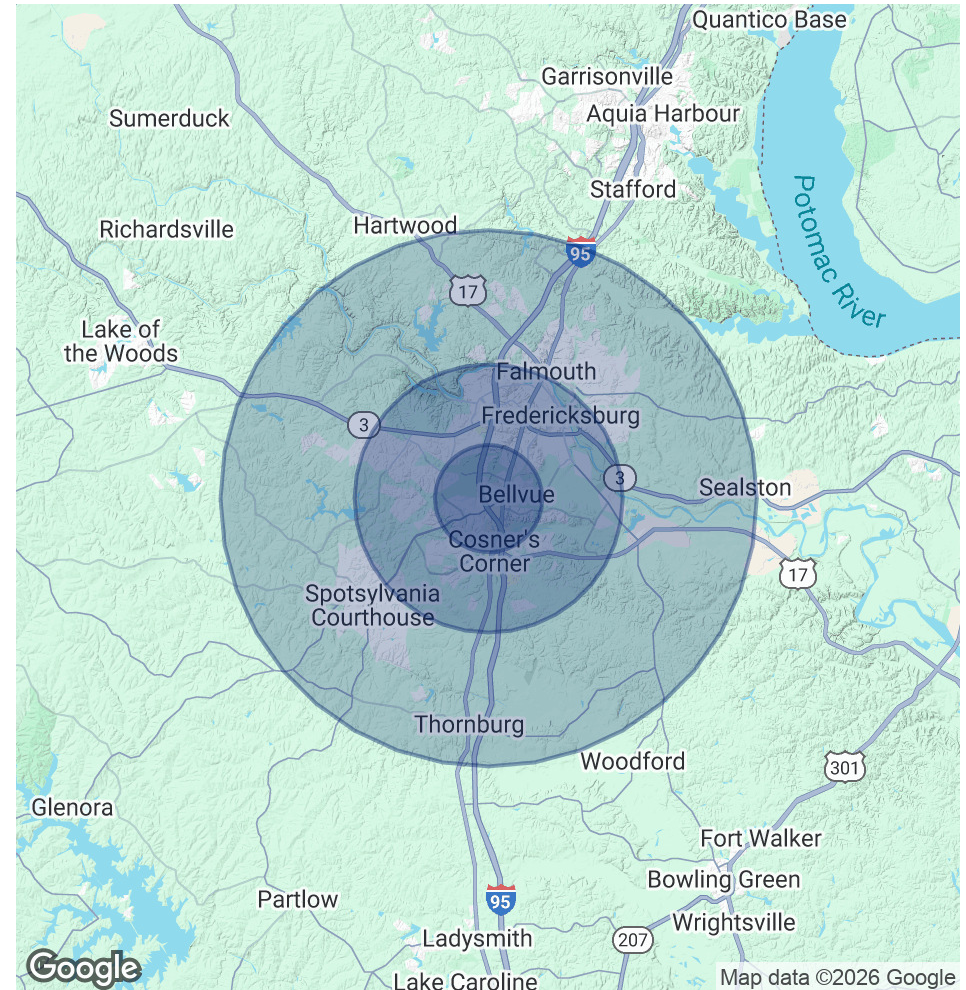
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POPULATION	2 MILES	5 MILES	10 MILES
Total Population	29,216	119,242	205,577
Average Age	39	38	39
Average Age (Male)	38	37	38
Average Age (Female)	41	40	40

HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	10,951	43,621	73,967
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$125,314	\$128,370	\$133,980
Average House Value	\$415,153	\$451,596	\$466,743

Demographics data derived from AlphaMap



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