

FOR LEASE

2,100 SF FLEX SPACE

4006

Leonard Dr. (Suite B-9)

FREDERICKSBURG, VA 22408



SPECIFICATIONS

Size:	2,100 SF
Lease Rate:	\$10.00 PSF
NNN:	\$3.00 PSF
Available:	Immediate Days
Zoning:	I-1

VIDEO WALKTHROUGH

PROPERTY OVERVIEW



4006 Leonard Drive offers a versatile 2,100 SF flex space ideal for service, light industrial, or small business operations. Zoned I-1 (Industrial), this property accommodates a wide range of uses including warehouse, distribution, or contractor trade applications. The space features an open layout with excellent functionality, a 12-foot roll-up door for convenient loading, and easy access to major transportation routes. Located in an established industrial park setting, the property combines operational efficiency with a professional business presence.

An aerial photograph of a large, white, single-story industrial building with a dark roof. The building is surrounded by a parking lot filled with various vehicles, including cars, trucks, and trailers. In the background, there are trees and other industrial structures. A yellow callout box with the word "PREMISES" in black text points to the building.

PREMISES

- 2,100 SF Flex Unit with open, functional warehouse layout
- 12' Drive-In Roll-Up Door for easy loading and deliveries
- I-1 Industrial Zoning allowing a wide range of businesses
- Excellent Access to Route 1 and I-95 for regional connectivity
- Well-Maintained Small-Bay Space in an established industrial park

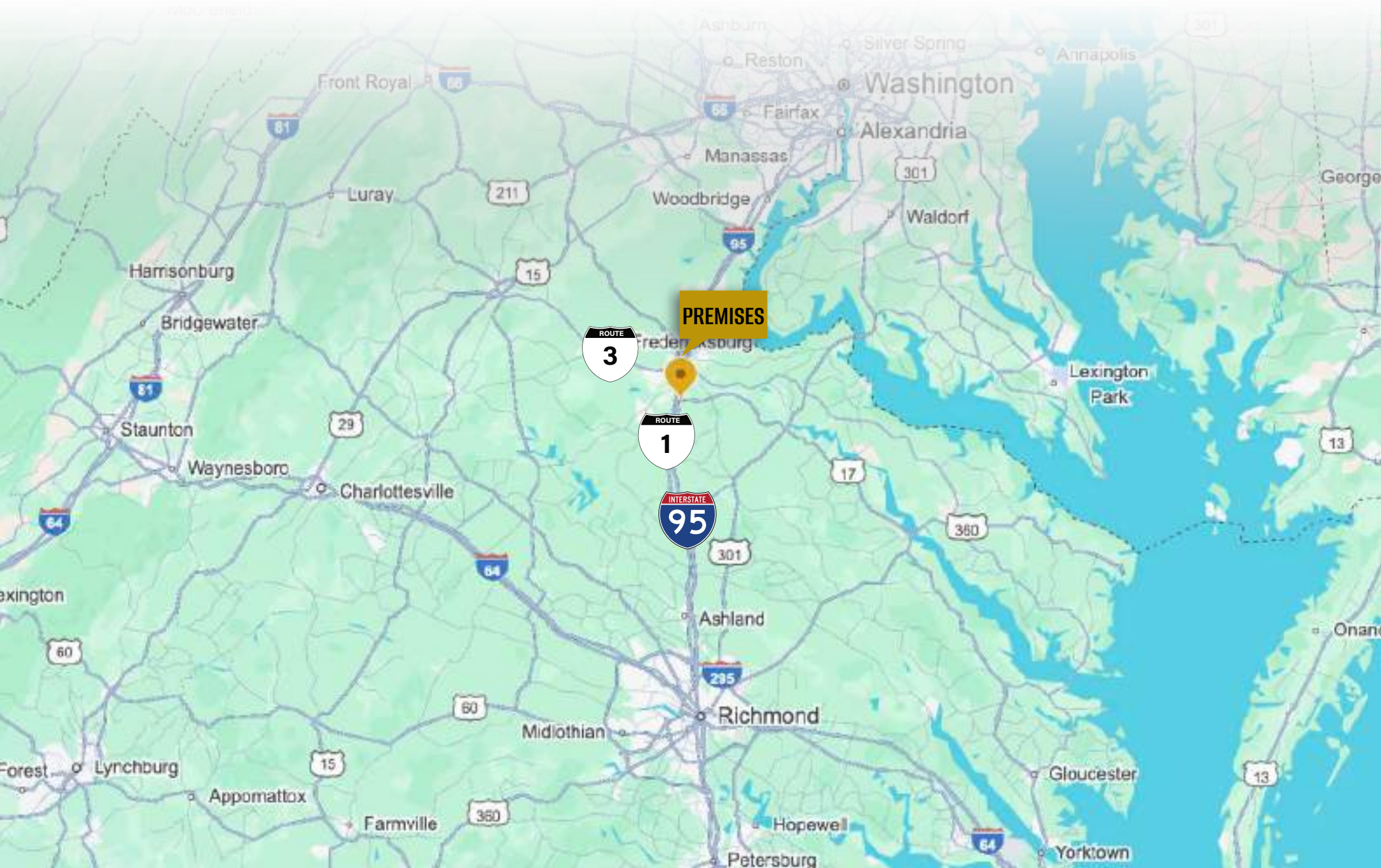
INTERIOR PHOTOS



LOCAL MAP VIEW



REGIONAL MAP VIEW



DEMOGRAPHIC/INCOME REPORT



INCOME	2 mile	5 mile	10 mile
Avg Household Income	\$127,524	\$136,499	\$145,778
Median Household Income	\$112,756	\$114,373	\$121,446
< \$25,000	254	1,176	4,136
\$25,000 - 50,000	618	2,614	6,353
\$50,000 - 75,000	546	3,636	8,730
\$75,000 - 100,000	403	2,339	7,511
\$100,000 - 125,000	781	3,322	8,464
\$125,000 - 150,000	605	2,665	7,466
\$150,000 - 200,000	621	3,350	10,472
\$200,000+	611	4,248	14,850

POPULATION	2 mile	5 mile	10 mile
2020 Population	13,027	72,642	209,637
2024 Population	13,931	76,325	218,492
2029 Population Projection	15,480	83,616	233,112
Annual Growth 2020-2024	1.7%	1.3%	1.1%
Annual Growth 2024-2029	2.2%	1.9%	1.3%
Median Age	34.5	33.5	35.9
Bachelor's Degree or Higher	38%	40%	41%
U.S. Armed Forces	579	4,711	6,920

FOR MORE INFORMATION PLEASE CONTACT:



Heather Hagerman

📞 540-429-2429 (Cell)

📞 540-372-7675 (Office)

✉️ hagerman@johnsonrealtyadvisors.com



Fitzhugh Johnson III

📞 540-623-4565 (Cell)

📞 540-372-7675 (Office)

✉️ fitzhugh@johnsonrealtyadvisors.com



Kingston Simmons

📞 540-842-5585 (Cell)

📞 540-372-7675 (Office)

✉️ kingston@johnsonrealtyadvisors.com



Andrew Hall

📞 540-656-3515 (Cell)

📞 540-372-7675 (Office)

✉️ andrew@johnsonrealtyadvisors.com



JOHNSON

REALTY

ADVISORS

All information contained herein was made based upon information furnished to us by the owner or from sources we believe are reliable. While we do not doubt its accuracy, we have not verified it and we do not make any guarantee, warranty or representation about it. The property offered is subject to prior sale, lease, change of price or withdrawal from the market without notice.