



COLDWELL BANKER
COMMERCIAL
ELITE



21,222 SF RETAIL BUILDING IN DOWNTOWN FREDERICKSBURG
FOR SALE

925 Caroline St, Fredericksburg, VA 22401

Price:	Contact
Building Size:	21,222 SF
Parcel Size	0.18 AC
Zoning:	CD

Discover a prime retail opportunity in the heart of historic downtown Fredericksburg. This spacious 21,222 sq. ft. building, located at a signalized intersection on Caroline Street, offers exceptional visibility and accessibility for any business.

With its rich history and charming architectural details, this property presents an ideal canvas for retail development. The current zoning allows for multi-family use by right, making it a versatile investment with multiple potential avenues for growth.

Don't miss out on this unique chance to own a piece of Fredericksburg's vibrant commercial landscape!

LOCATION

Fredericksburg, located just 50 miles south of Washington, D.C., is a city steeped in history and culture, yet it's also a hub of modern growth and development.

Fredericksburg has experienced significant population and economic growth in recent years, making it one of Virginia's most vibrant and sought-after markets for businesses. The city's expanding population and thriving economy create a robust customer base and ample opportunities for business growth.

Positioned at the intersection of major transportation routes, including Interstate 95 and U.S. Route 1, Fredericksburg offers unparalleled accessibility and connectivity. This strategic location provides businesses with easy access to regional and national markets, making it an ideal location for distribution, logistics, and commerce.

Fredericksburg boasts a pro-business environment with a supportive local government, streamlined permitting processes, and a strong network of business resources and services. The city is committed to fostering economic development and offers various incentives and programs to encourage business growth and investment.

Fredericksburg's economy is diverse and growing, with a mix of industries including healthcare, education, retail, and professional services. The city's strong job market, low unemployment rate, and high quality of life make it an attractive destination for businesses, employees, and residents alike.

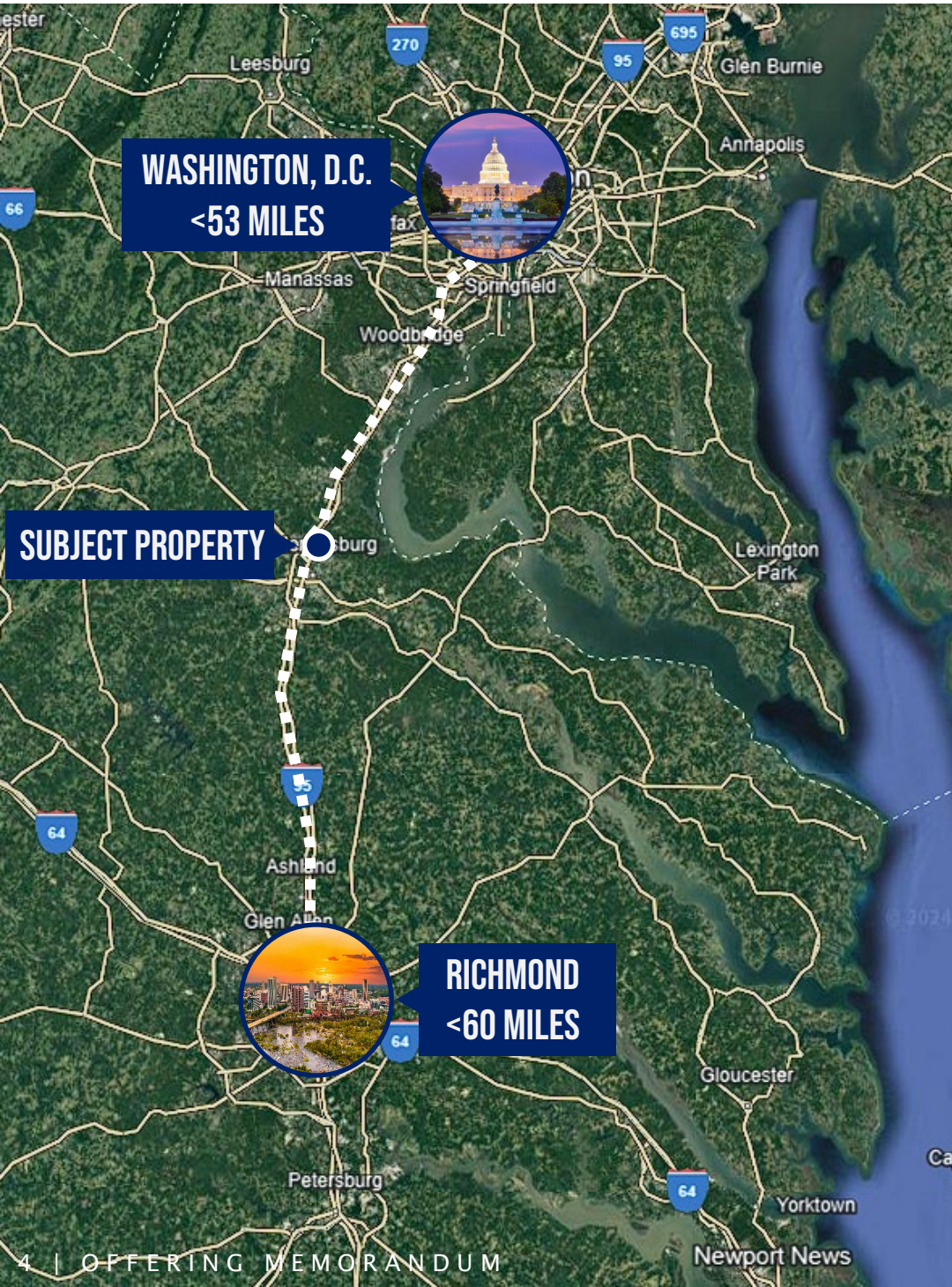
Beyond its economic vitality, Fredericksburg is a city rich in history, culture, and charm. Its historic downtown district, vibrant arts scene, and numerous cultural attractions draw visitors from near and far, creating additional opportunities for businesses in the retail, hospitality, and tourism sectors.

HIGHLIGHTS

- **21,222 SF Retail Building on 0.18 AC**
- **Excellent Opportunity for Retail Development**
- **Located at Signalized Intersection on Caroline St**
- **CD Zoning**
- **Multi-Family By Right**



PROPERTY DEMOGRAPHICS



POPULATION	3-MILE	5-MILE	10-MILE
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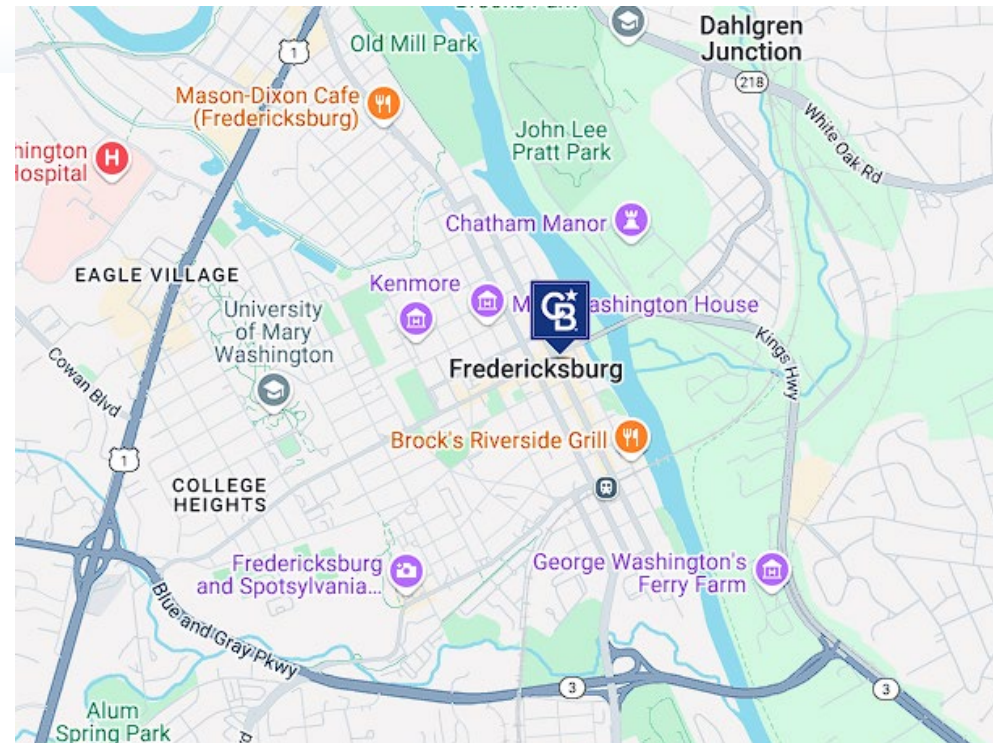
2029 Projection	65,544	117,755	259,606
2024	60,289	107,207	234,709
2020	57,503	101,282	220,878

HOUSEHOLDS	3-MILE	5-MILE	10-MILE
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2029 Projection	24,359	43,936	91,161
2024	22,395	39,973	82,356
2020	21,360	37,758	77,480

INCOME	3-MILE	5-MILE	10-MILE
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2024 Avg. Household Income	\$118,451	\$115,596	\$125,207
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OFFERING MEMORANDUM

DOWNTOWN FREDERICKSBURG RETAIL

925 CAROLINE STREET | FREDERICKSBURG, VA 22401

FOR MORE INFORMATION PLEASE CONTACT:



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