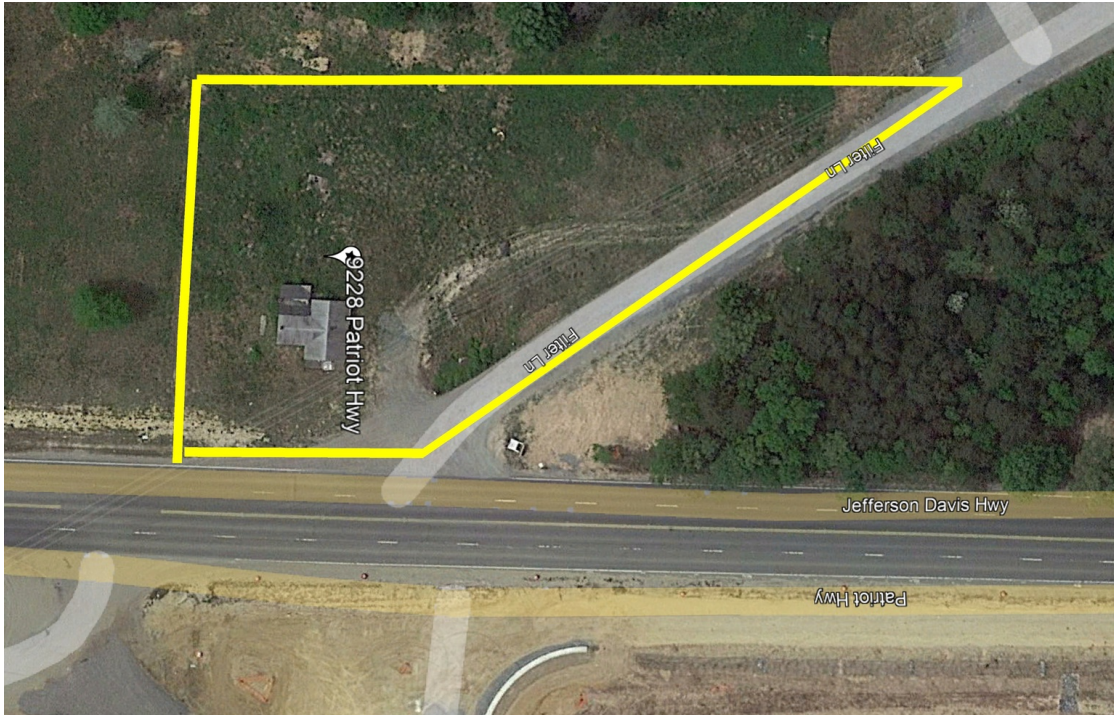


# SALE

## 9228 PATRIOT HWY

9228 Patriot Hwy Fredericksburg, VA 22407



### PROPERTY DESCRIPTION

Property to be sold in "AS IS" condition

### PROPERTY HIGHLIGHTS

- Frontage on RT 1 Patriot Hwy
- Public water at site
- Close to I-95 and Fredericksburg
- ZONED Commercial C-3

### OFFERING SUMMARY

Sale Price:	\$394,500
Lot Size:	1.03 Acres
Zoning:	C-3
APN:	35-A-90A

DEMOGRAPHICS	2.5 MILES	5 MILES	10 MILES
Total Households	9,370	25,358	64,916
Total Population	23,450	68,685	176,173
Average HH Income	\$95,626	\$98,880	\$101,306

**J.R. Burdette**  
239 293 4087



**COLDWELL BANKER  
COMMERCIAL**  
ELITE

# SALE

9228 PATRIOT HWY

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NOT TO BE CONSIDERED AS A TITLE REPORT AND DOES NOT  
 STATE OR ANY ENCUMBRANCES ON THE PROPERTY.  
 SHOWN ON THIS PLAT IS THE RESULT OF A CURRENT FIELD SURVEY  
 IN FRANKLIN  
 IN DEED BOOK 414 AT PAGE 94.

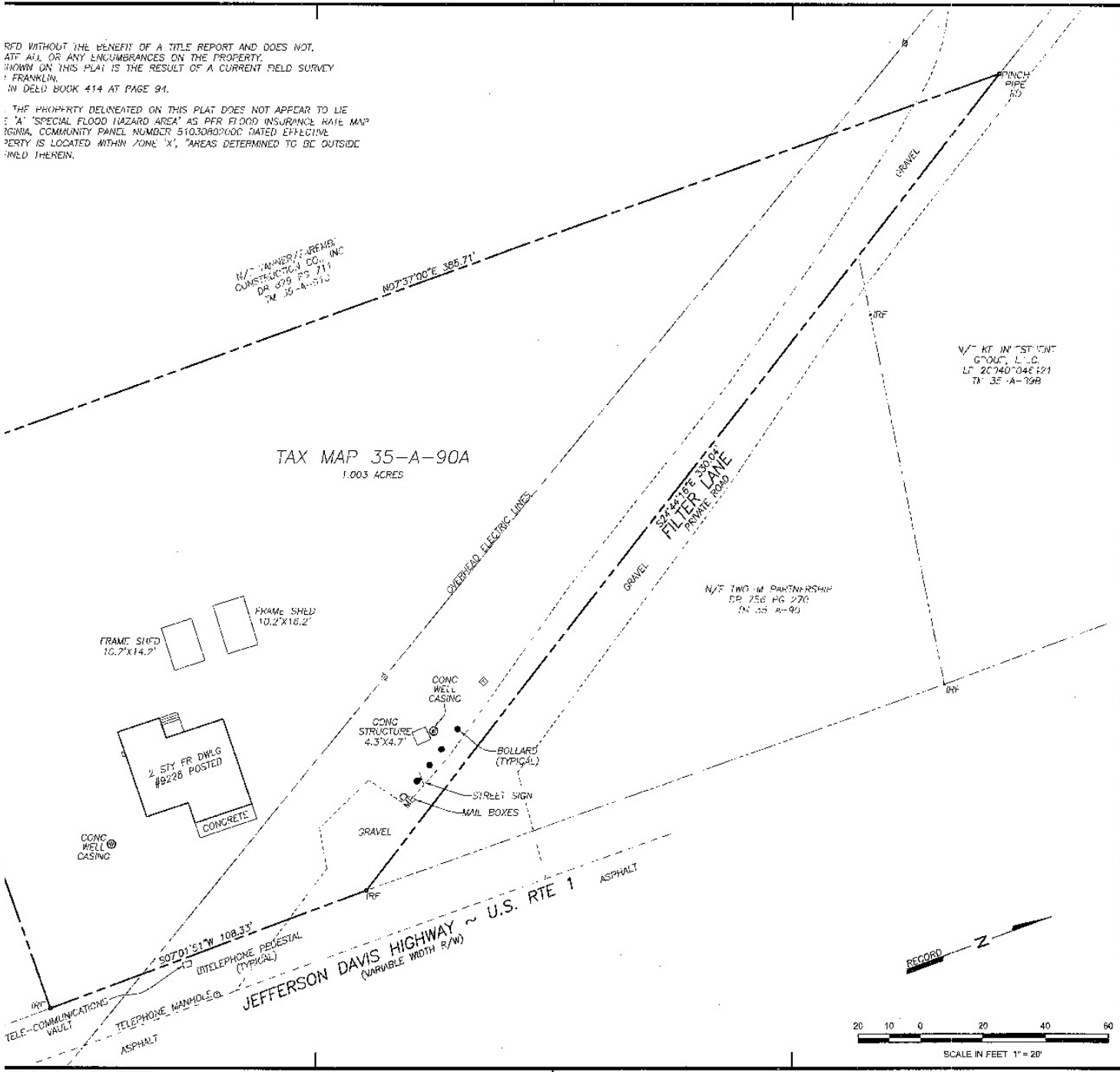
THE PROPERTY DELINEATED ON THIS PLAT DOES NOT APPEAR TO LIE  
 IN A "SPECIAL FLOOD HAZARD AREA" AS PER FLOOD INSURANCE RATE MAP  
 VIRGINIA, COMMUNITY PANEL NUMBER 51030802000 DATED EFFECTIVE  
 DATE 07/29/2000. THE PROPERTY IS LOCATED WITHIN "ZONE X", AREAS DETERMINED TO BE OUTSIDE  
 OF THE FLOOD HAZARD AREA.

N/2 1/4 CORNER 1/4 CORNER  
 CONSTRUCTION CO., INC.  
 DR. 279 PG. 211  
 TM. 35-A-90A

N07°37'00"E 385.71'

N/2 1/4 IN "ST. 15W"  
 GROUP, L.L.C.  
 LT. 20740-04E 121  
 TR. 35-A-90B

TAX MAP 35-A-90A  
 1.003 ACRES



90A Bdy Survey Plat 091516.dwg

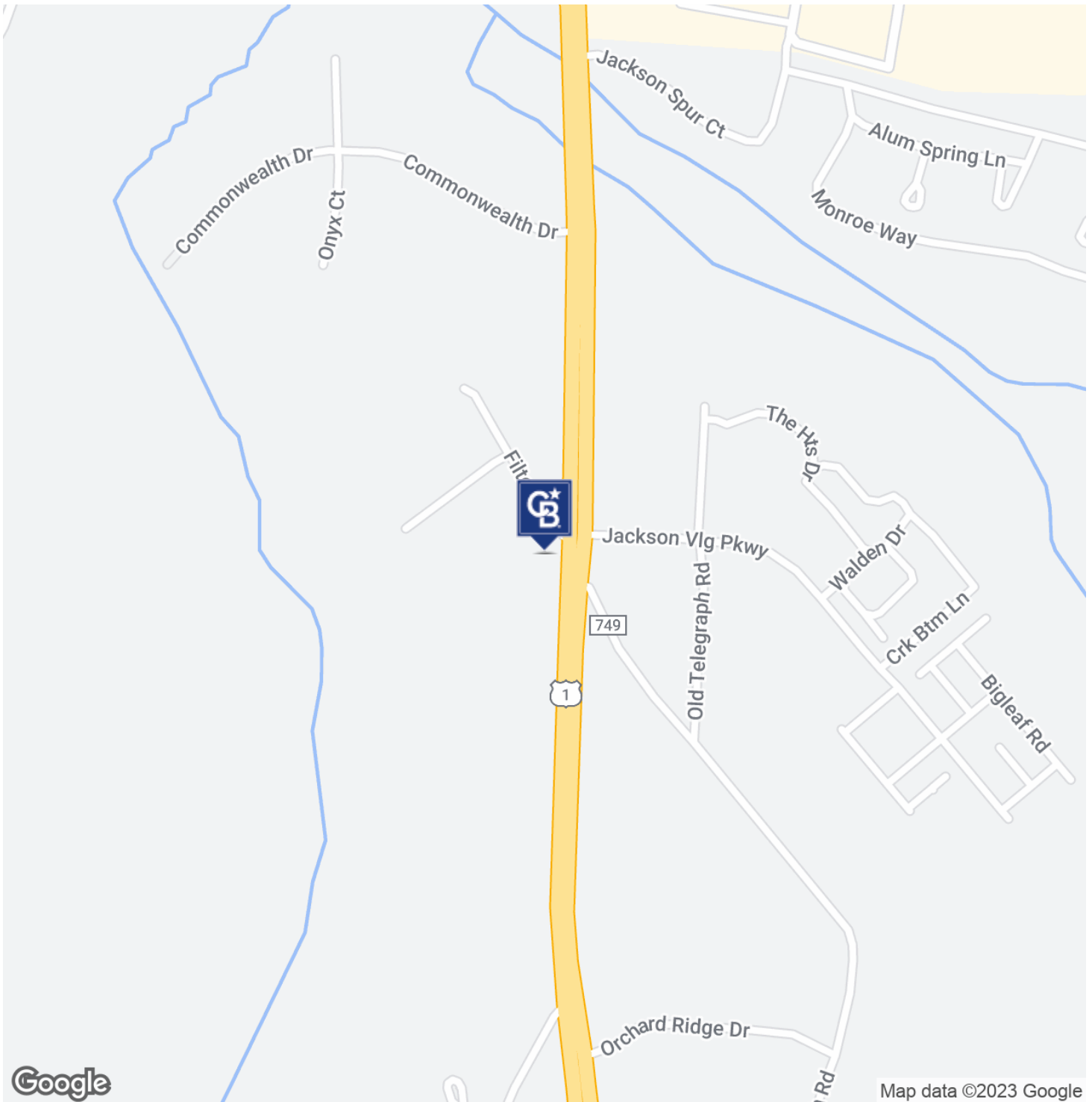
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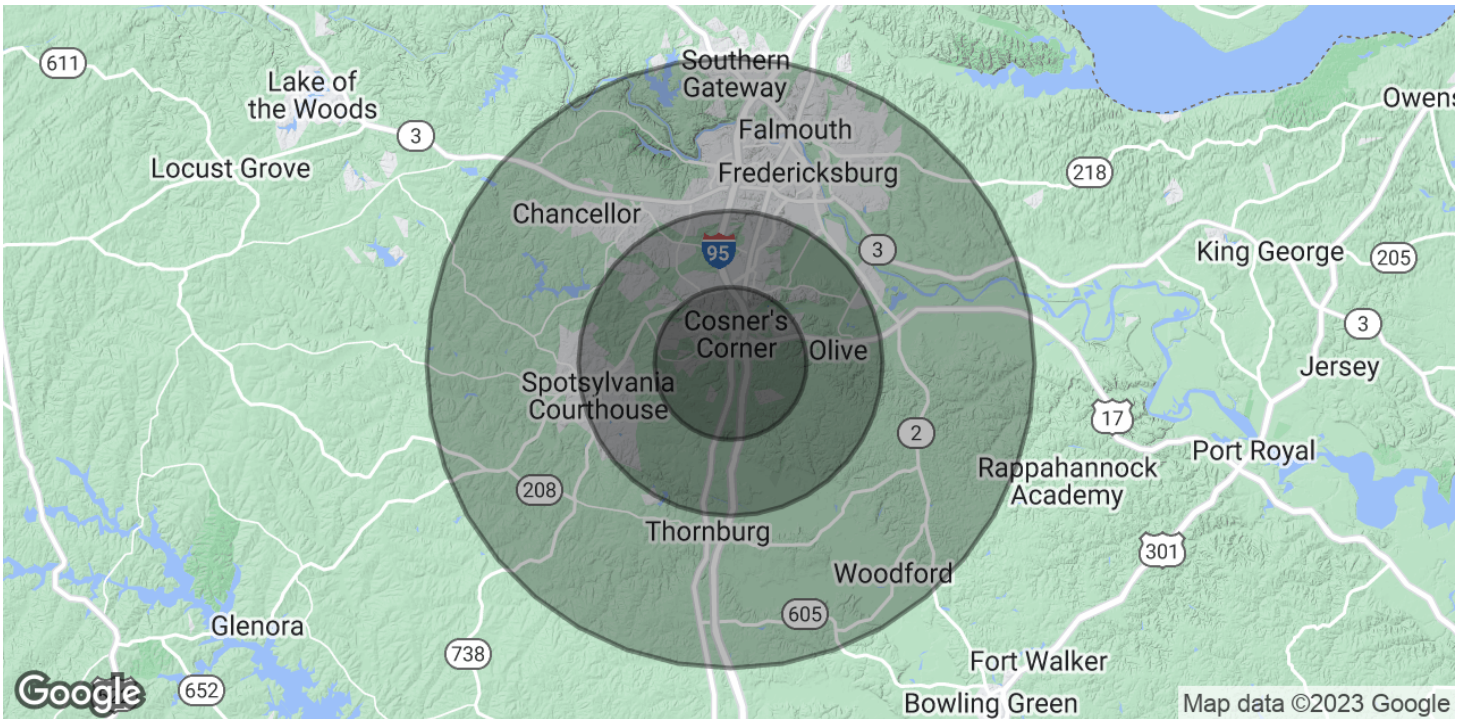
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ELITE



# SALE

## 9228 PATRIOT HWY

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<b>POPULATION</b>	<b>2.5 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	23,450	68,685	176,173
Average Age	40	37.8	37.3
Average Age (Male)	39.4	37	36.2
Average Age (Female)	40.2	39.1	38.4
<b>HOUSEHOLDS &amp; INCOME</b>	<b>2.5 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	9,370	25,358	64,916
# of Persons per HH	2.5	2.7	2.7
Average HH Income	\$95,626	\$98,880	\$101,306
Average House Value	\$270,483	\$273,859	\$299,702

\* Demographic data derived from 2020 ACS - US Census

**J.R. Burdette**  
239 293 4087



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ELITE