

125 Perry Winkle Ln, Fredericksburg, VA 22405

125 Perry Winkle



\$2,500,000 Land | 39 acres

At A Glance

Property Type
Land

Sub Type
Commercial

Lease Expiration
03/31/2026

Acreage
39.000

Zoning
M2

Listing Contacts



Scott Cleveland PRO

LIC: 0225191567

.....3200 ⓕ

.....vare@.....com ⓕ



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Details

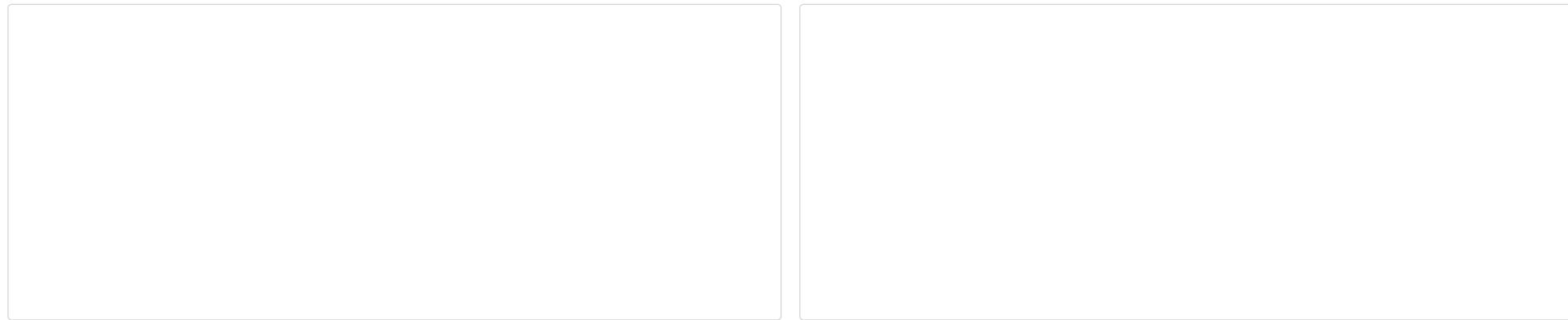
Date Listed	Sep 23, 2025	Days On Market	0 Days
Last Updated	Sep 23, 2025	Asking Price	\$2,500,000
Property Type	Land	Sub Type	Commercial

Lease Expiration	03/31/2026	Zoning	M2
Lot Size (acres)	39		

About This Property

Marketing description	RARE M-2 heavy industrial property located in Stafford, Virginia !! Just 3 miles from Rt 17 / I95 corridor. Building is over 3100 sqft with current lease through Feb 2026. 22 Acres known as 125 Perry Winkle Lane AND 16+ acre pond (parcel 56-36) also included in the sale.
Investment highlights	Current Lease in place until March 2026.

Map



Property History

Date	Event	Document	Price	% change	Price/SqFt	Sold by	Sold to
Sep 23, 2025	Listed for sale		\$2,500,000				

Valuation Calculator

Purchase Price *

\$2,500,000

Net Operating Income *

Enter an Amount

Loan Amount ⓘ

\$0.00

Down Payment

\$2,500,000

100%

Annual Debt Service ⓘ

\$--

\$--

Interest Rate *

0% - 100%

Term (years) *

Enter a Value

Annual Cash Flow ⓘ

\$--

\$--

Valuation Metrics

0 -- --

Demographics

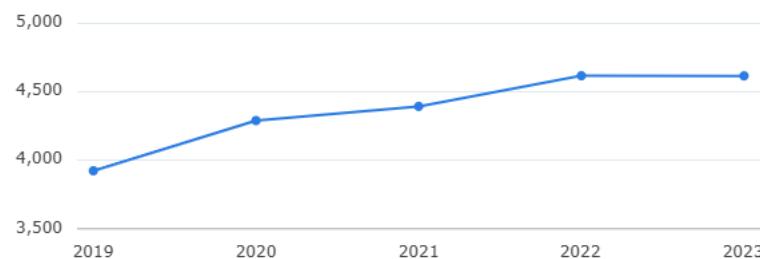


1 mile

3 miles

5 miles

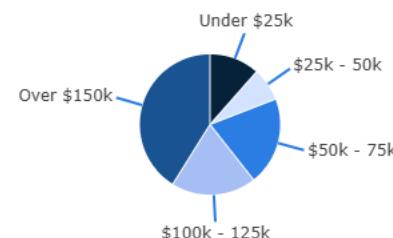
Population

4,6140%
Compared to 4,615 in 2022
↑ 17%
Compared to 3,924 in 2019

Household Income

\$124.5k

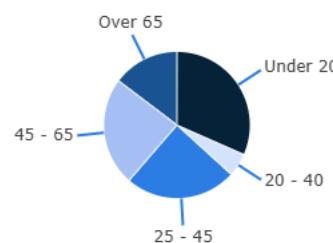
Median Income

\$160.6k
2028 Estimate↑ 29%
Growth Rate

Age Demographics

40

Median Age

44
2028 Estimate↑ 11%
Growth Rate

Number of Employees

3,464

Top Employment Categories

Management, business, s...



Professional, scientific, an...



Retail trade



Public administration



Educational services, and...



Housing Occupancy Ratio

5:1

64:1 predicted by 2028

Occupied



Vacant



Renter to Homeowner Ratio

1:10

1:9 predicted by 2028

Renters



Homeowner



Property Photos



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Land

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Land

Renaissance Dr, Winchester, Frederick County, V...

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Unpriced

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Land

1427 Anderson Hwy, Powhatan, Powhatan Count...

[For Sale](#)

Unpriced

1213 Richmond Road

Land

1213 Richmond Road, Staunton, Aug...



Additional Information

Name	Scott Cleveland	License	0225191567
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