

125 Perry Winkle Ln, Fredericksburg, VA 22405

125 Perry Winkle




\$2,500,000 Land | 39 acres

At A Glance

Property Type	Sub Type	Lease Expiration
Land	Commercial	03/31/2026
Acreage	Zoning	
39.000	M2	

Listing Contacts




Scott Cleveland PRO

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...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	<p>RARE M-2 heavy industrial property located in Stafford , Virginia !! Just 3 miles from Rt 17 / I95 corridor.</p> <p>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.</p>
Investment highlights	<p>Current Lease in place until March 2026.</p>

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



DSCR ⓘ

Cap Rate ⓘ

ROI ⓘ

Demographics



1 mile

3 miles

5 miles

Population

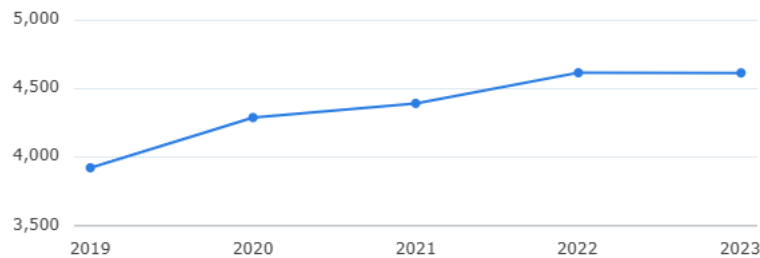
4,614

0%

Compared to 4,615 in 2022

↑ 17%

Compared to 3,924 in 2019



Household Income

\$124.5k

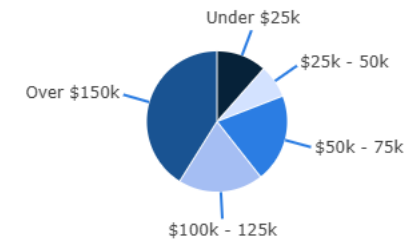
Median Income

\$160.6k

2028 Estimate

↑ 29%

Growth Rate



Age Demographics

40

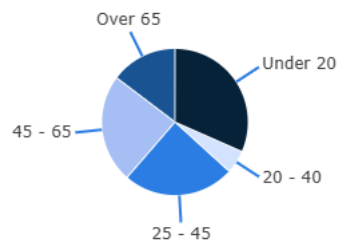
Median Age

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

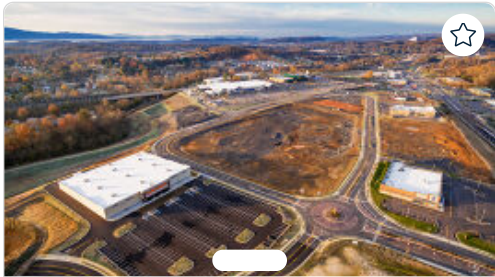
Homeowner

Property Photos



Similar Properties

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For Sale

Unpriced

The Falls
Land

Falls Blvd, Bristol, VA 24202







For Sale

Unpriced

Renaissance Drive
Land

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







For Sale

Unpriced

1427 Anderson Hwy
Land

1427 Anderson Hwy, Powhatan, Powhatan Count...





For Sale

Unpriced

1213 Richmond Road
Land

1213 Richmond Road, Staunton, Augu

Additional Information

Name	Scott Cleveland	License	0225191567
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