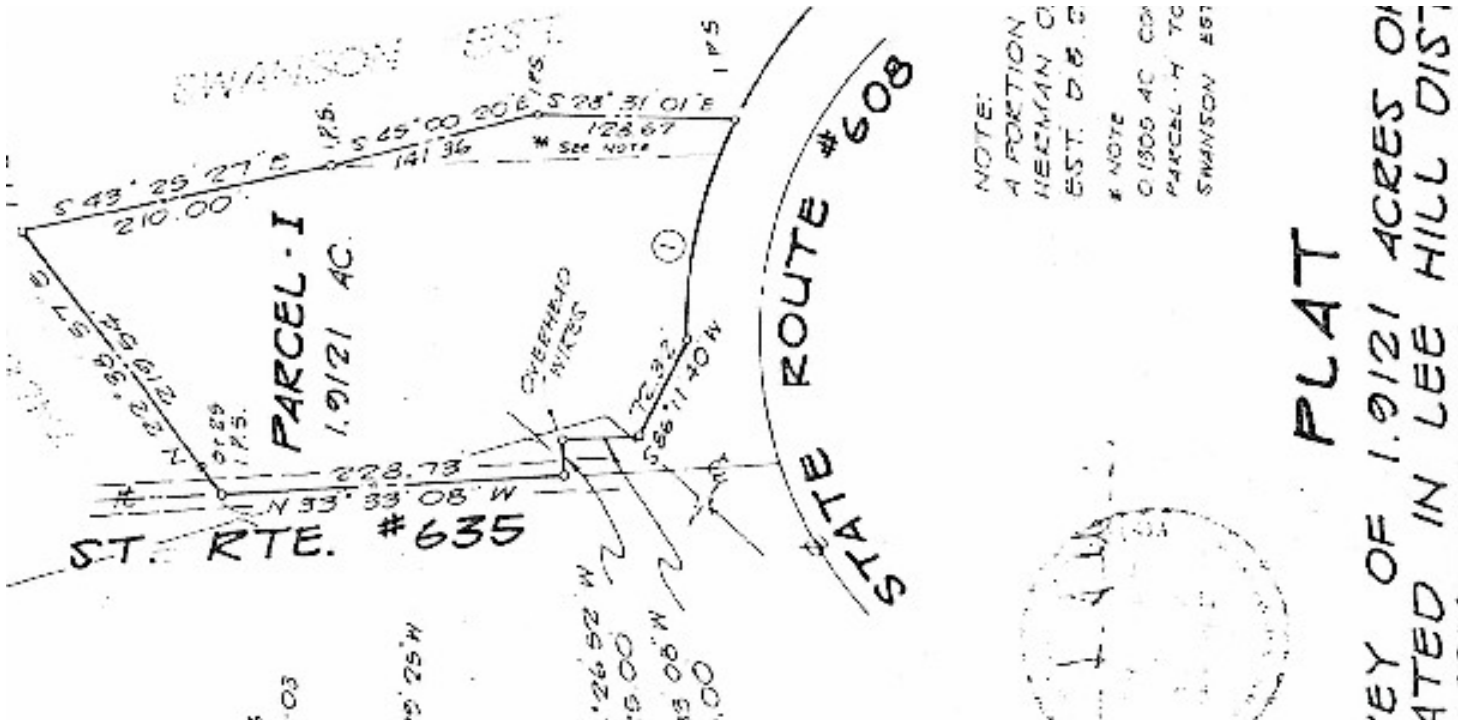


SALE / LEASE

INDUSTRIAL LAND

Rt 636 Fredericksburg, VA 22407



PROPERTY DESCRIPTION

The property is for sale in its entirety and in "as is" condition

PROPERTY HIGHLIGHTS

- Industrial Land
- Located less 300Ft from Major Highway/Corridor
- Near I-95 exit 126 interchange (US1/US17)
- Industrial zoned
- Corner parcel fronts on 2 roads. 300 Feet off RT 17 Mills Dr
- Near areas newest commuter rail station
- Near areas newest hospital

OFFERING SUMMARY

Sale Price:	\$775,000
Lease Rate:	Negotiable
Available SF:	83,291 SF
Lot Size:	1.912 Acres
Zoning:	I1
APN:	37A19A

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	7,154	19,422	61,884
Total Population	20,430	54,121	175,915
Average HH Income	\$90,001	\$84,408	\$84,703

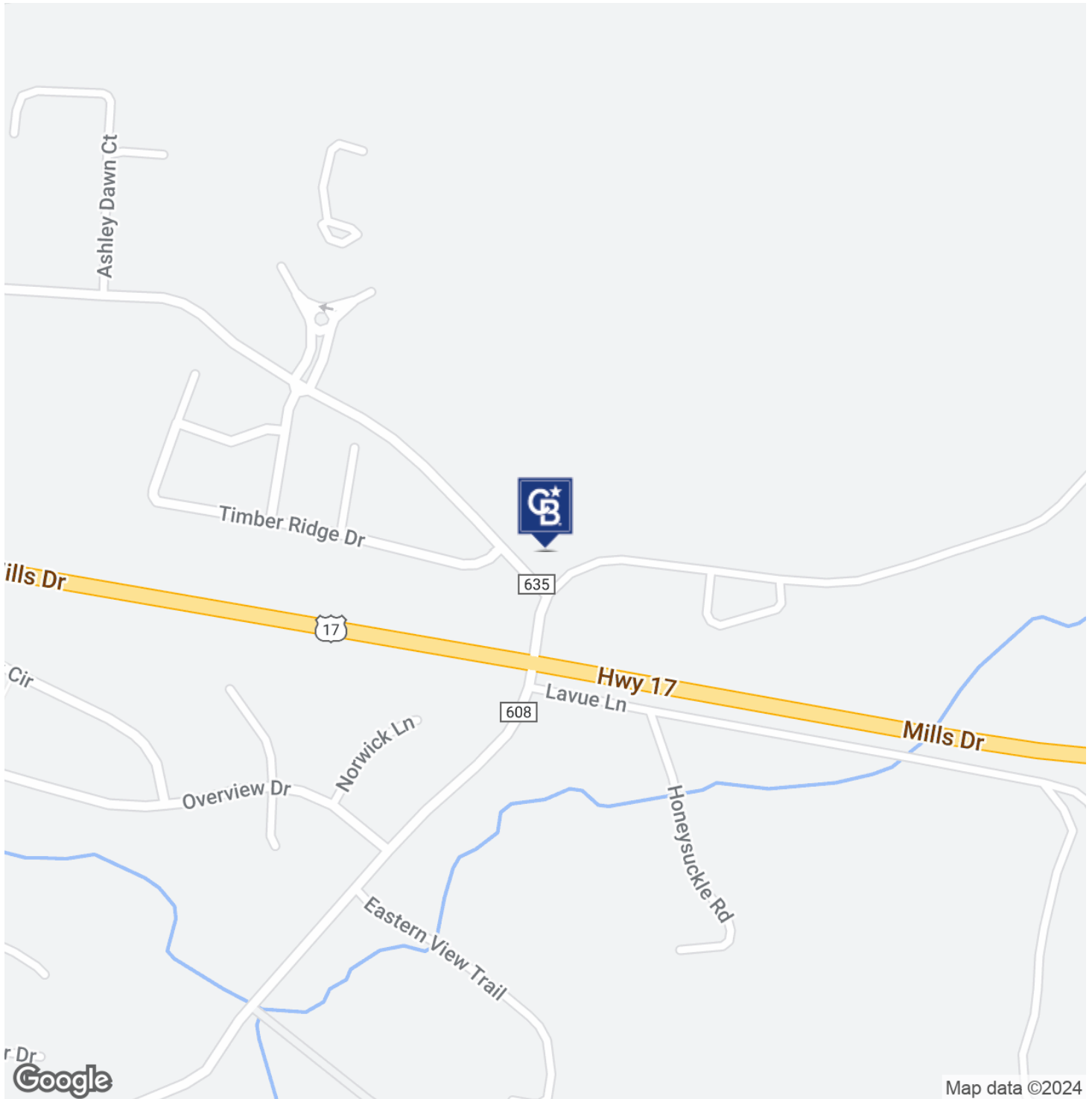
J.R. Burdette
239 293 4087



COLDWELL BANKER
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ELITE

SALE / LEASE

INDUSTRIAL LAND
Rt 636 Fredericksburg, VA 22407



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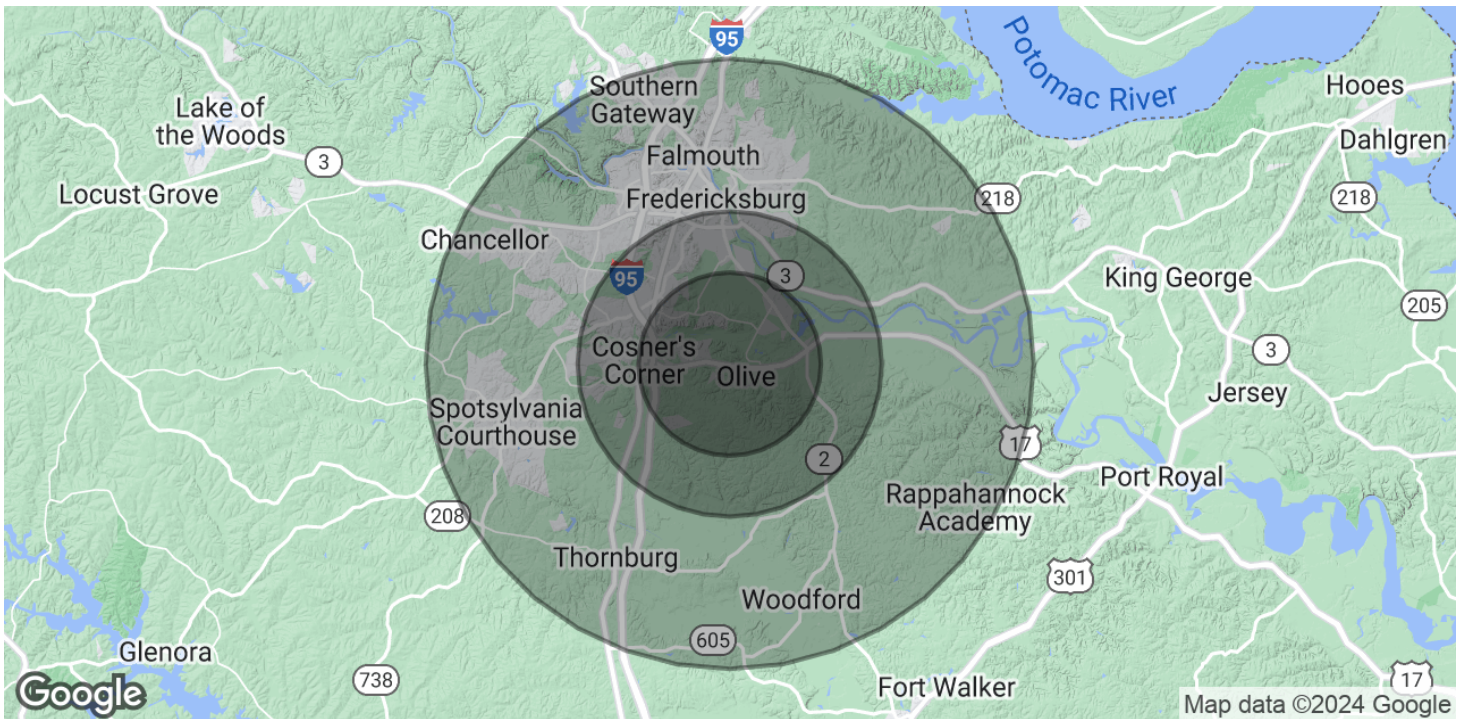


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INDUSTRIAL LAND

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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	20,430	54,121	175,915
Average Age	33.7	34.4	34.8
Average Age (Male)	33.3	33.9	33.5
Average Age (Female)	33.5	34.6	35.8
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	7,154	19,422	61,884
# of Persons per HH	2.9	2.8	2.8
Average HH Income	\$90,001	\$84,408	\$84,703
Average House Value	\$311,115	\$316,295	\$335,206

* Demographic data derived from 2020 ACS - US Census

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