



COMMERCIAL LAND | 12 ACRES

4545 LEE HWY, NEW BALTIMORE, VA 20187

OFFERED AT \$5,200,000

FOR MORE INFORMATION
CRES Inc. | Commercial Real Estate Services |
540.878.1211 | INFO@CRESINC.US





PROPERTY DESCRIPTION

4545 Lee Hwy offers 11.93 acres of prime land zoned C-2 in Fauquier County, right off US-15/US-29. This highly visible property, adjacent to a major highway with 47,000 daily vehicles, ensures maximum exposure. Its C-2 zoning supports versatile development options, and with public water and sewer access, it's ideal for large-scale or multi-use projects. This is a unique investment opportunity for businesses seeking a high-growth potential location.

PROPERTY HIGHLIGHTS

- Prime Location: 11.93 acres of C-2 zoned land strategically situated off US-15; US-29.
- High Traffic Exposure: Average daily traffic count of 47,000 vehicles ensures maximum visibility.
- Versatile Zoning: C-2 commercial zoning allows for a variety of business uses and large-scale projects.
- Exceptional Accessibility: Adjacent to two major highways, offering unparalleled accessibility.
- High Investment Potential: Ideal for developers and businesses seeking a high-visibility location with significant growth potential.

OFFERING SUMMARY

Sale Price:	\$5,200,000
Lot Size:	11.93 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	227	4,821	14,111
Total Population	654	15,077	45,344
Average HH Income	\$186,188	\$227,294	\$207,963

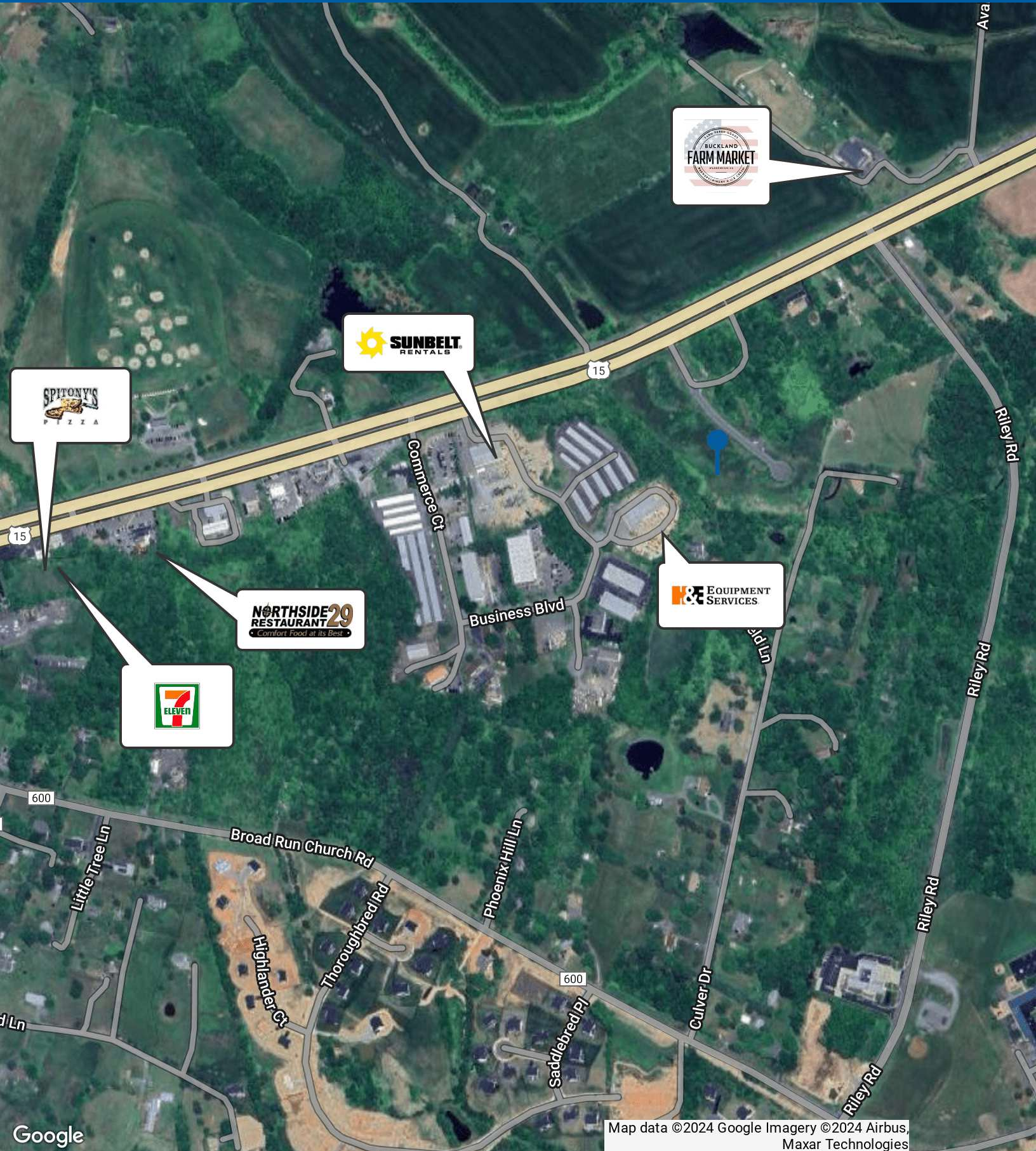
BILL CHIPMAN **CHRIS BERNARD**
 President/Owner Senior Associate
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 bill@cresinc.us chris@cresinc.us





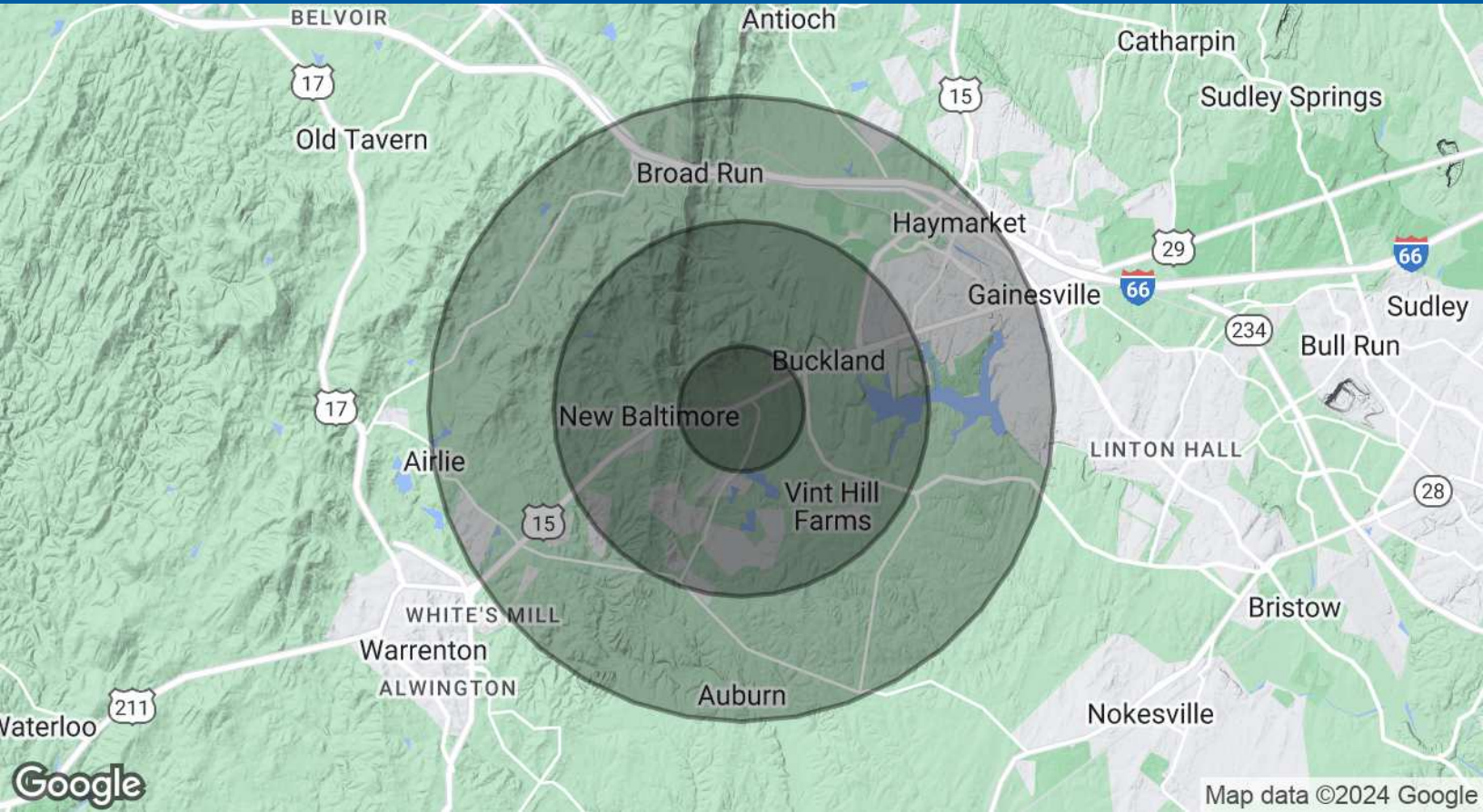
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	654	15,077	45,344
Average Age	43	40	38
Average Age (Male)	42	39	38
Average Age (Female)	44	41	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	227	4,821	14,111
# of Persons per HH	2.9	3.1	3.2
Average HH Income	\$186,188	\$227,294	\$207,963
Average House Value	\$712,061	\$733,057	\$712,447

Demographics data derived from AlphaMap

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