

SALE

151 CHATHAM HEIGHTS RD

151 Chatham Heights Rd Fredericksburg, VA 22405



PROPERTY DESCRIPTION

The property will be sold in its entirety
3 leases on a month to month basis

PROPERTY HIGHLIGHTS

- DMV approved 2 dealership Licenses and another can be approved
- Currently operating as 2 dealerships and 1 Auto repair.
- Dealership use is grandfather use in Stafford County. County no longer approving this use

OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	90,295 SF
Building Size:	6,992 SF
NOI:	\$70,000.00
Cap Rate:	2.98%
Zoning:	B2- URBAN
APN:	54F-7-0

DEMOGRAPHICS	2 MILES	3 MILES	5 MILES
Total Households	11,252	19,712	34,733
Total Population	28,940	51,168	91,457
Average HH Income	\$101,964	\$99,594	\$99,778

J.R. Burdette
239 293 4087

Carl Braun
540 842 7551

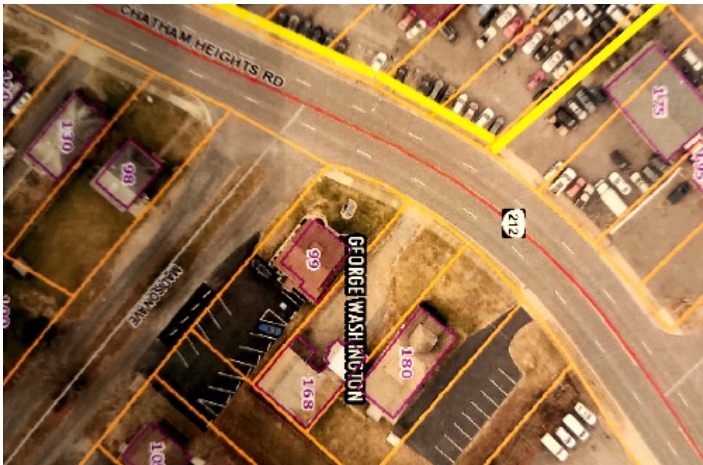


**COLDWELL BANKER
COMMERCIAL**
ELITE

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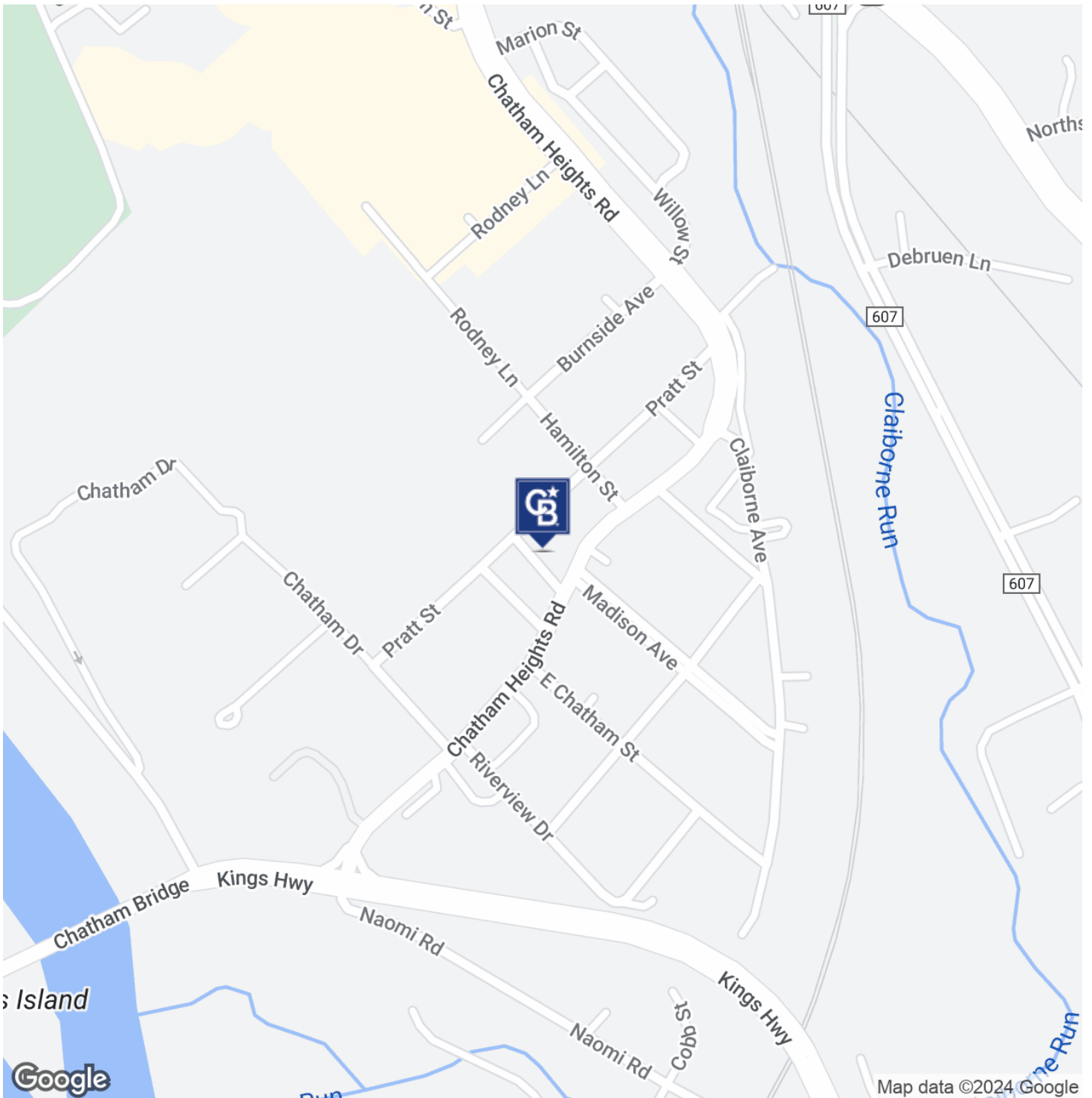


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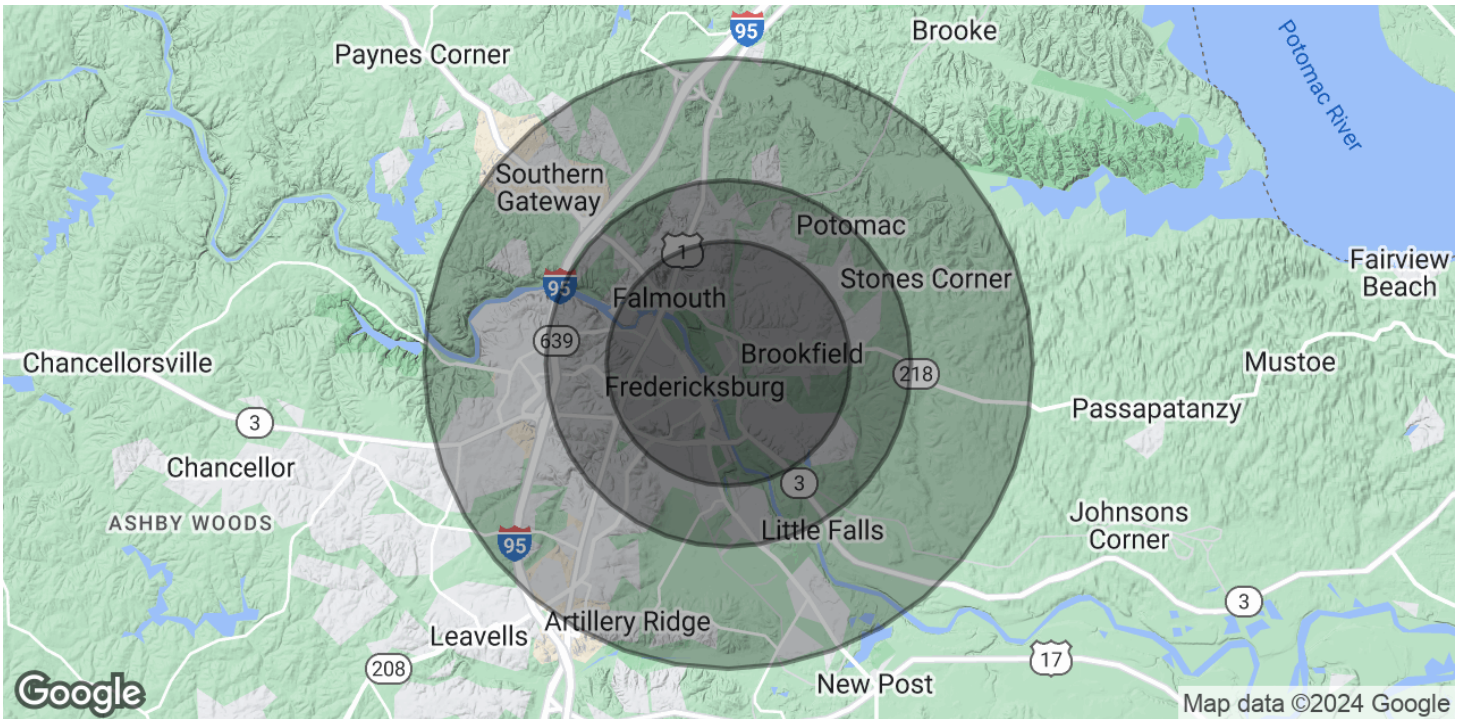


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POPULATION	2 MILES	3 MILES	5 MILES
Total Population	28,940	51,168	91,457
Average Age	36.2	35.5	37.1
Average Age (Male)	32.8	33.2	35.7
Average Age (Female)	38.2	36.7	38
HOUSEHOLDS & INCOME	2 MILES	3 MILES	5 MILES
Total Households	11,252	19,712	34,733
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$101,964	\$99,594	\$99,778
Average House Value	\$361,966	\$332,896	\$310,458

* Demographic data derived from 2020 ACS - US Census

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