

# SALE

## 4550 EMPIRE CT MEDICAL SPACE

4550 Empire Ct Fredericksburg, VA 22408



### PROPERTY DESCRIPTION

3,050 sf Medical Office Condo for Sale close to new VA Hospital

### PROPERTY HIGHLIGHTS

- 3,050 sf Medical Condo For Sale close to new VA Hospital
- Currently a successful Pediatric Practice
- Waiting Room
- 3 Offices
- Lab
- Procedure Room
- 7 Exam Rooms
- Two Restrooms
- Plenty of Parking = 50 Parking Spaces (4.95/1000 SF)
- Less than One Mile from I-95 Exit 126

### OFFERING SUMMARY

Sale Price:	\$950,000
Lot Size:	10,106 SF
Building Size:	6,000 SF
Zoning:	C3 - COMME
APN:	24K-4-G1

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	453	1,804	4,565
Total Population	1,165	4,665	11,484
Average HH Income	\$103,610	\$103,755	\$99,637

**Donny Self, CCIM**  
540 842 6202



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COMMERCIAL  
ELITE**

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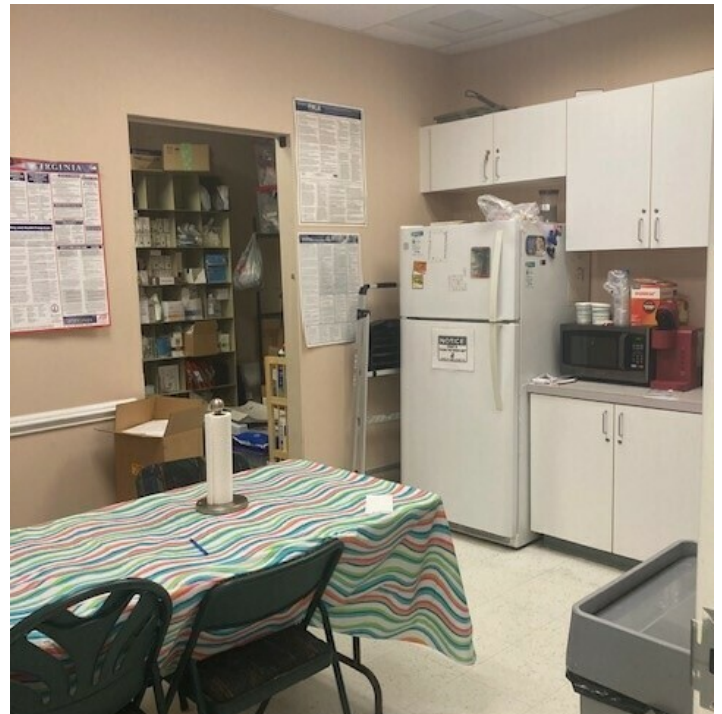
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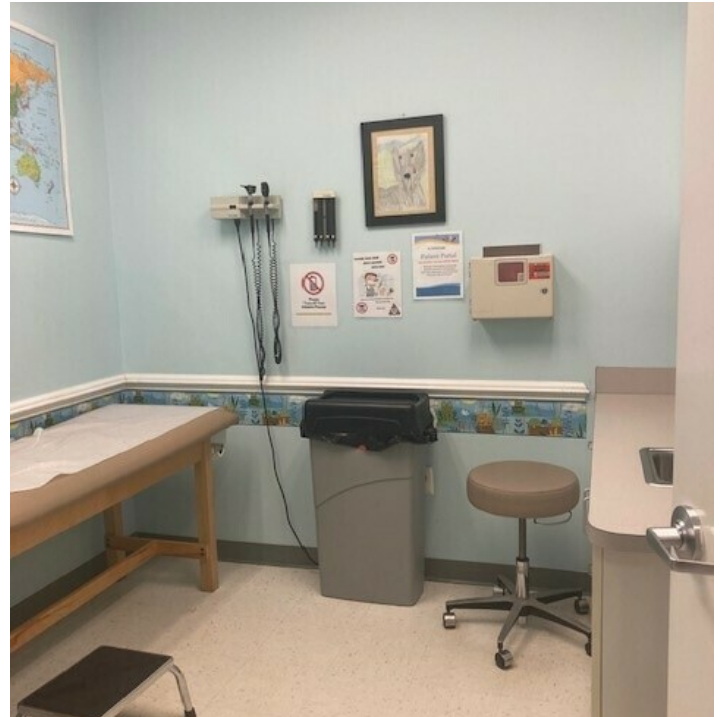


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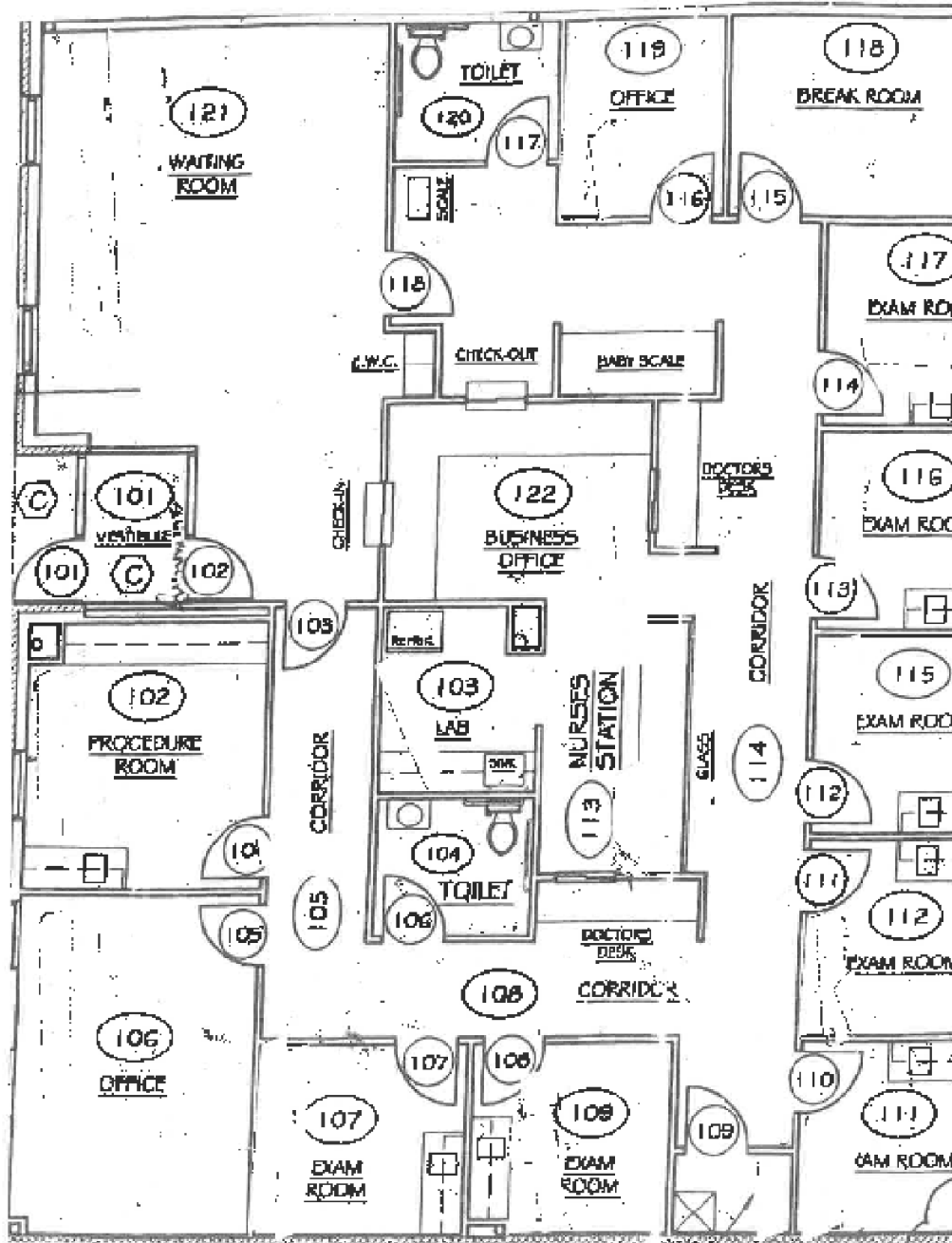
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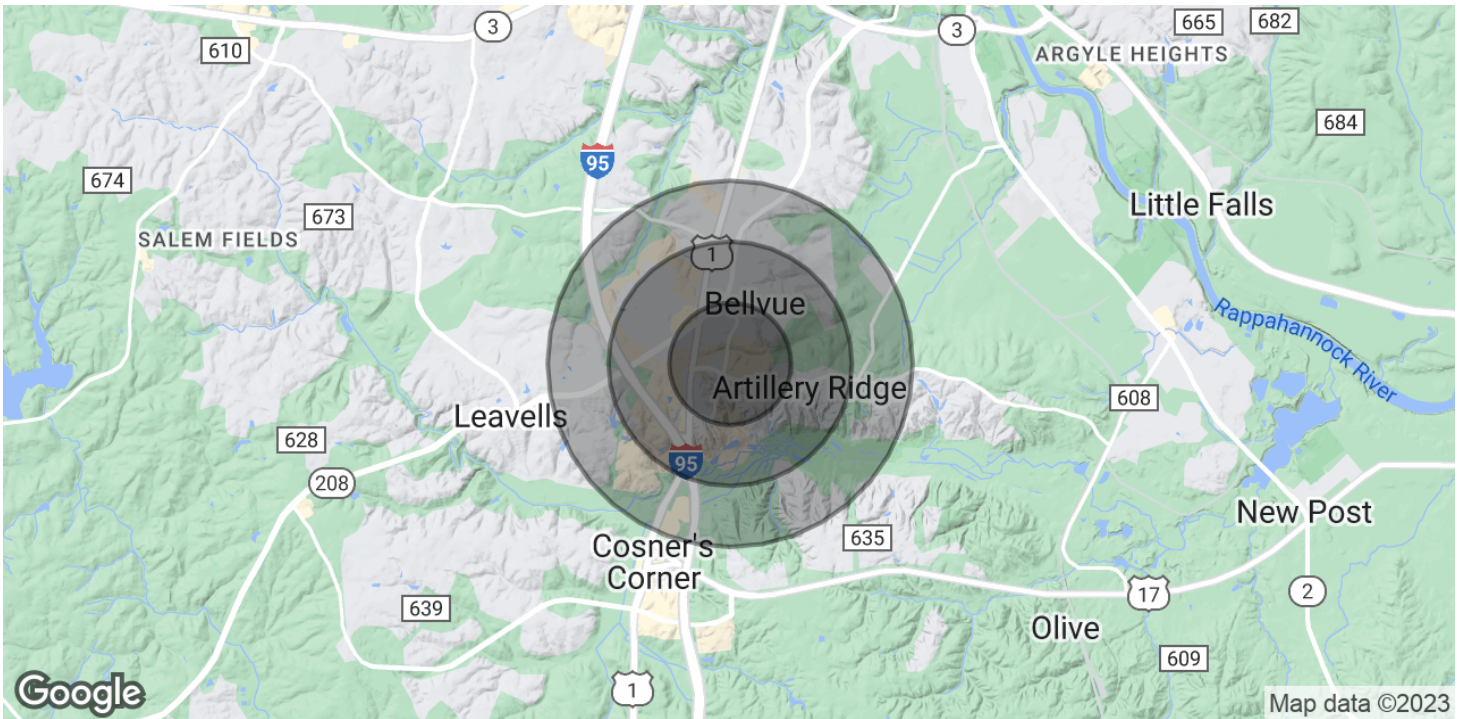


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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,165	4,665	11,484
Average Age	42.3	41.2	40.9
Average Age (Male)	40.3	39	39.5
Average Age (Female)	44.6	44.5	43.1
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	453	1,804	4,565
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$103,610	\$103,755	\$99,637
Average House Value	\$266,255	\$260,088	\$261,904

\* Demographic data derived from 2020 ACS - US Census

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