

SALE

SPERRYVILLE PIKE REDEVELOPMENT

815 | 819 | 823 Sperryville Pike Culpeper, VA 22701



VIDEO

PROPERTY DESCRIPTION

Multi-parcel listing consisting of three lots with an approximate total of 2.8 acres, zoned C2. The property would be perfect for a variety of commercial uses and is prime for redevelopment. As residents continue to use Route 522 as a backdoor to the Northern Virginia and DC job markets, Culpeper has a bright future. With location as key to value in real estate, and as Culpeper is preparing for substantial population growth over the next 30 years, this is a terrific opportunity to get in on a ground floor development opportunity.

PROPERTY HIGHLIGHTS

- 2.8 Acres
- Zoned C2
- Fantastic redevelopment opportunity
- 300' road frontage along Rt 522

OFFERING SUMMARY

Sale Price:	\$2,085,000
Number of Units:	1
Lot Size:	2.8 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,081	9,305	12,134
Total Population	9,377	27,280	35,227
Average HH Income	\$119,740	\$115,666	\$120,550

Brian Cunningham, CCIM
(540) 429-3414



**COLDWELL BANKER
COMMERCIAL**
ELITE

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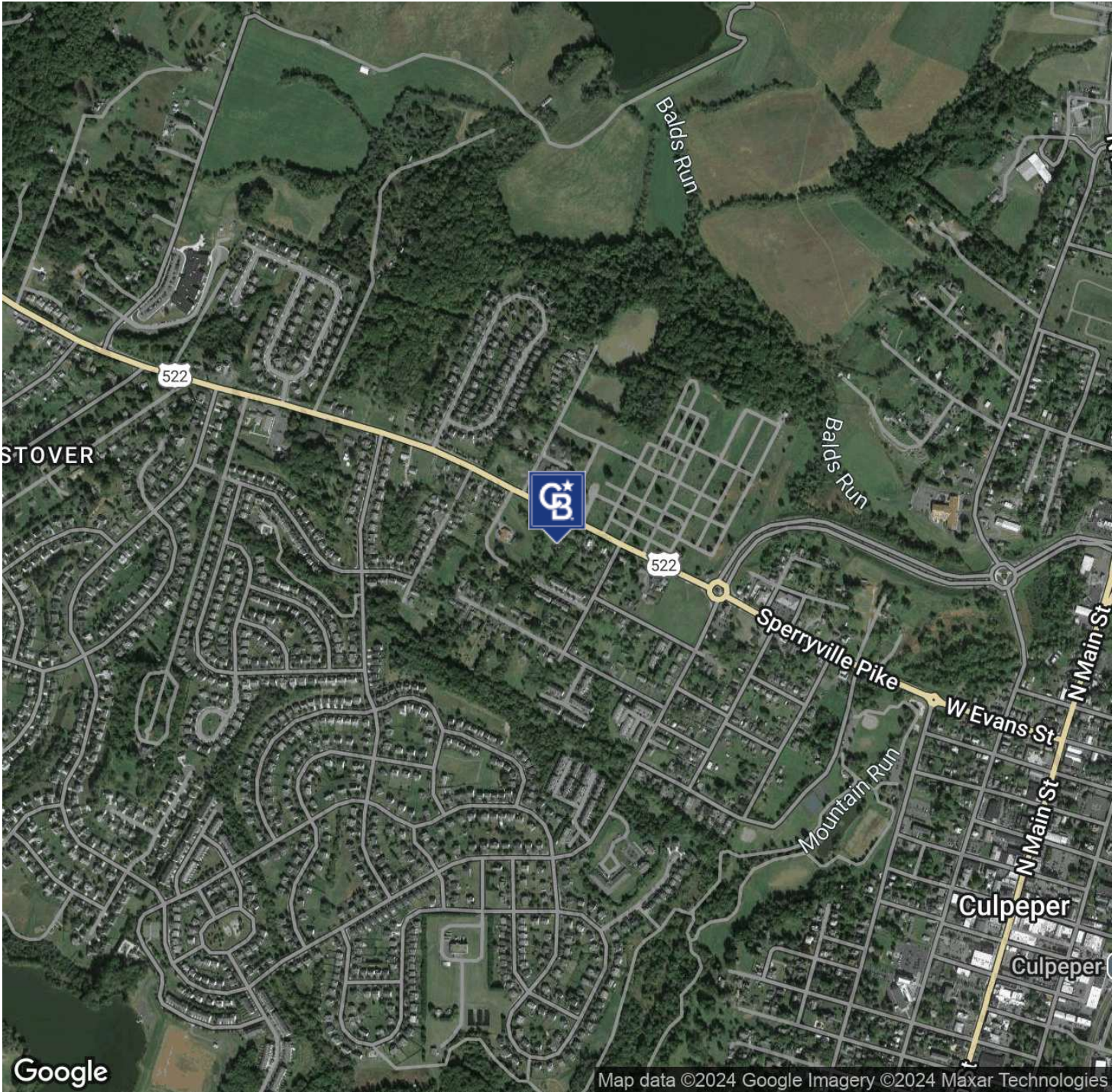


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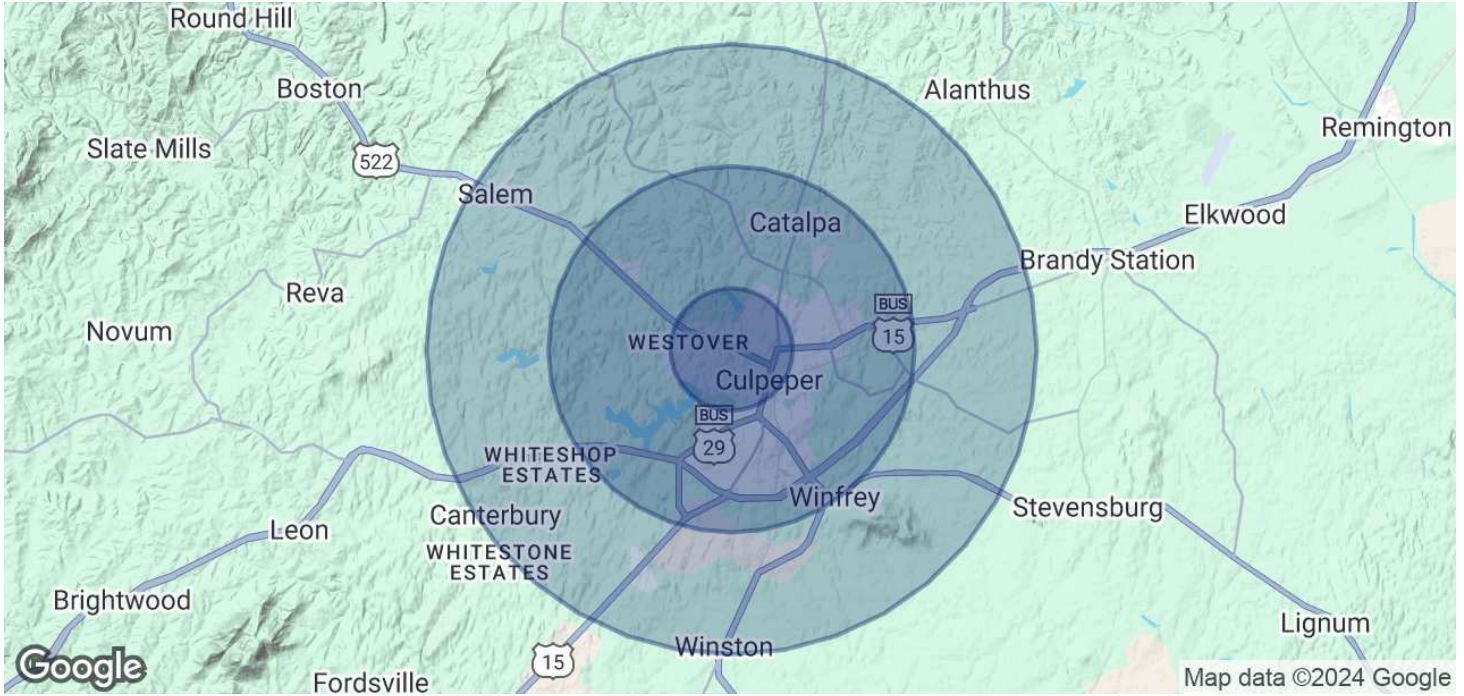


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,377	27,280	35,227
Average Age	38	38	39
Average Age (Male)	37	37	38
Average Age (Female)	39	39	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,081	9,305	12,134
# of Persons per HH	3	2.9	2.9
Average HH Income	\$119,740	\$115,666	\$120,550
Average House Value	\$389,880	\$403,337	\$420,207

Demographics data derived from AlphaMap

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