

# FOR SALE

3.52 ACRE COMMERCIAL SITE

# 5405

## Southpoint Pkwy.

FREDERICKSBURG, VA 22407



**SITE**

62,000 VPD

139,000 VPD

### SPECIFICATIONS

Size:	3.52 Acres
Price:	\$1,950,000
Zoning:	C-3
Grade:	Level
Utilities:	Available

# PROPERTY OVERVIEW



Johnson Realty Advisors is proud to present 5405 Southpoint Centre Boulevard, a 3.52-acre commercial parcel in Fredericksburg, VA, offering unparalleled visibility along I-95 with 200 feet of prime highway frontage and immediate access from Exit 126. Situated in a dense and diverse retail corridor, this fully serviced site is surrounded by established retailers, making it ideal for retail, office, or mixed-use development. Zoned C-3, this property represents a rare opportunity to secure a high-traffic location in one of the region's most active commercial markets.



200 feet of high-visibility frontage along I-95

3.52-acre parcel ready for development

Located in a dense, diverse retail corridor

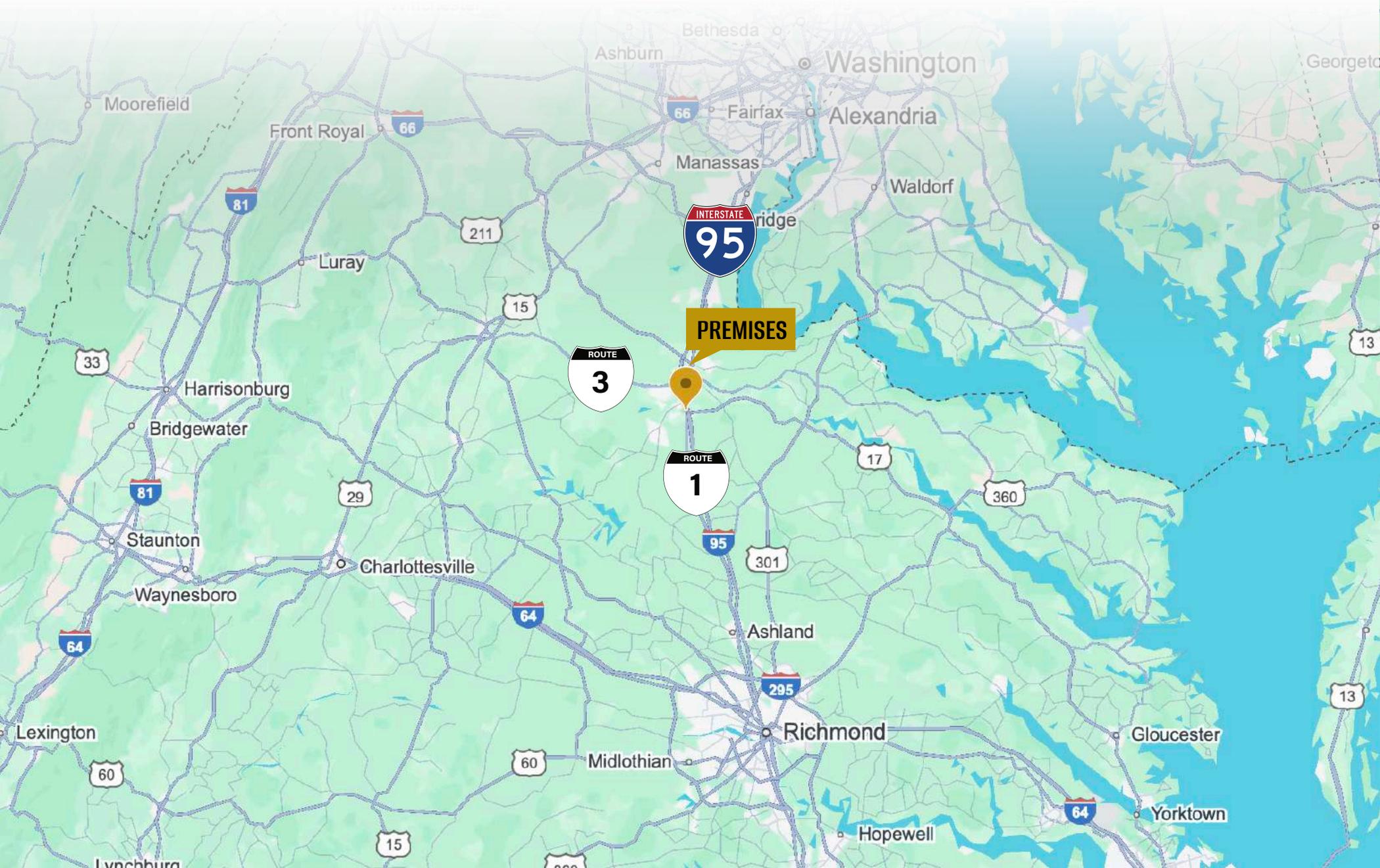
Fully serviced with utilities available to site

Less than 1/2 mile from Exit 126 for easy access

# LOCAL MAP VIEW



# REGIONAL MAP VIEW



# DEMOGRAPHIC/INCOME REPORT



INCOME	2 mile	5 mile	10 mile
Avg Household Income	\$109,544	\$115,207	\$117,470
Median Household Income	\$93,868	\$98,358	\$97,311
< \$25,000	1,132	3,620	7,628
\$25,000 - 50,000	967	3,568	8,849
\$50,000 - 75,000	1,819	6,183	12,851
\$75,000 - 100,000	1,158	3,816	8,565
\$100,000 - 125,000	1,497	5,294	10,392
\$125,000 - 150,000	903	2,865	6,380
\$150,000 - 200,000	1,187	4,708	9,773
\$200,000+	921	3,819	9,506

POPULATION	2 mile	5 mile	10 mile
2020 Population	23,608	90,435	192,862
2024 Population	24,961	94,971	205,304
2029 Population Projection	27,773	105,145	227,023
Annual Growth 2020-2024	1.4%	1.3%	1.6%
Annual Growth 2024-2029	2.3%	2.1%	2.1%
Median Age	37.1	37.2	37.7
Bachelor's Degree or Higher	36%	33%	35%
U.S. Armed Forces	109	608	1,714

FOR MORE INFORMATION PLEASE CONTACT:



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