

# SALE

## RARE - CAR DEALERSHIP FOR SALE

96 Industrial Dr Fredericksburg, VA 22408



### PROPERTY DESCRIPTION

RARE & HARD TO FIND - Beautiful Car Dealership For Sale  
Over 50 Parking Spaces in Front and 20 in Rear  
Large Showroom with Space to Display a Car or Truck  
Reception Desk and Sales Person Desk in Showroom  
Private Office for Sales Manager/Owner  
Large Bay with Lift  
Covered bay for Detailing  
Elevated Monument Sign and Ground Sign  
Property Fully Fenced with Security Fence in Rear  
Security Lighting  
Video Camera System conveys

### OFFERING SUMMARY

Sale Price:	\$2,500,000
Lot Size:	21,438 SF
Building Size:	1,650 SF

DEMOGRAPHICS	1 MILE	3 MILES	10 MILES
Total Households	1,508	21,190	75,672
Total Population	4,176	56,641	211,509
Average HH Income	\$127,245	\$126,933	\$135,199

### LOCATION DESCRIPTION

Located at 4 Mile Fork the Center of all the Car Dealers in Fredericksburg  
Just off Rt 1/ Patriot Hwy on Industrial Drive  
Across the Street from Sheehy Subaru and GMC  
Showings By Appointment Only

**Carl Braun**  
540 842 7551



**COLDWELL BANKER  
COMMERCIAL**  
ELITE

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## L&S AUTO BROKERS

96 Industrial Dr Fredericksburg, VA 22408



Over 50 Parking Spaces



Beautiful Entrance



Entire Property Fenced with Secured Area in Rear



2 Signs Available

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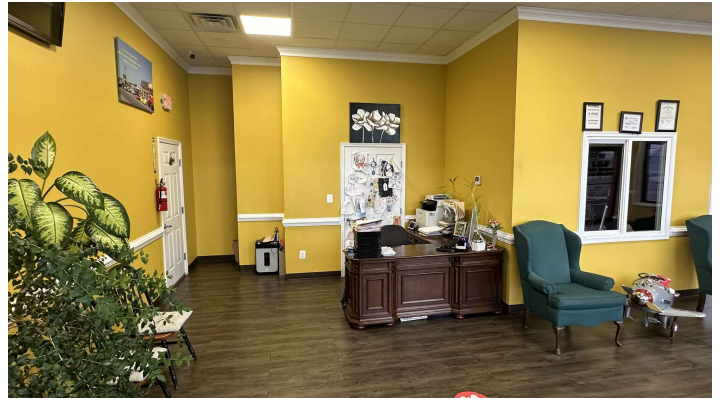
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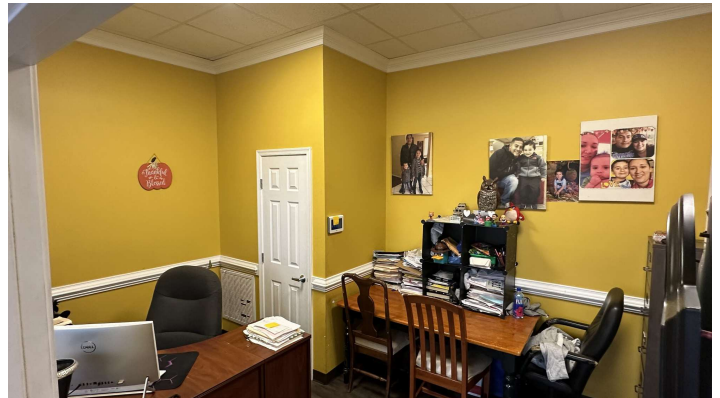
Showroom with Space to Display Vehicle



Large Open Office Area with Desk for Sales Person



Reception Desk



Private Office for Manager or Owner

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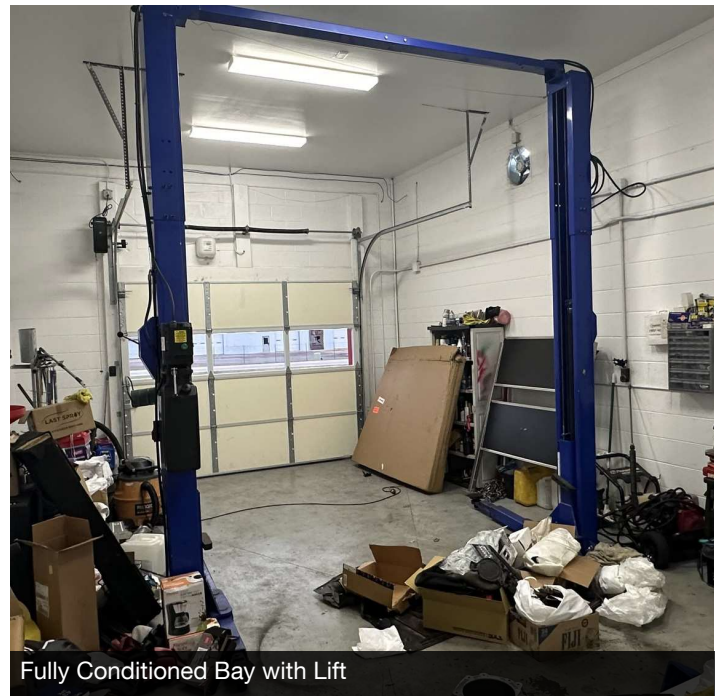
Bay Door In Showroom



Lots of Windows in Showroom



Security Systems Conveys



Fully Conditioned Bay with Lift

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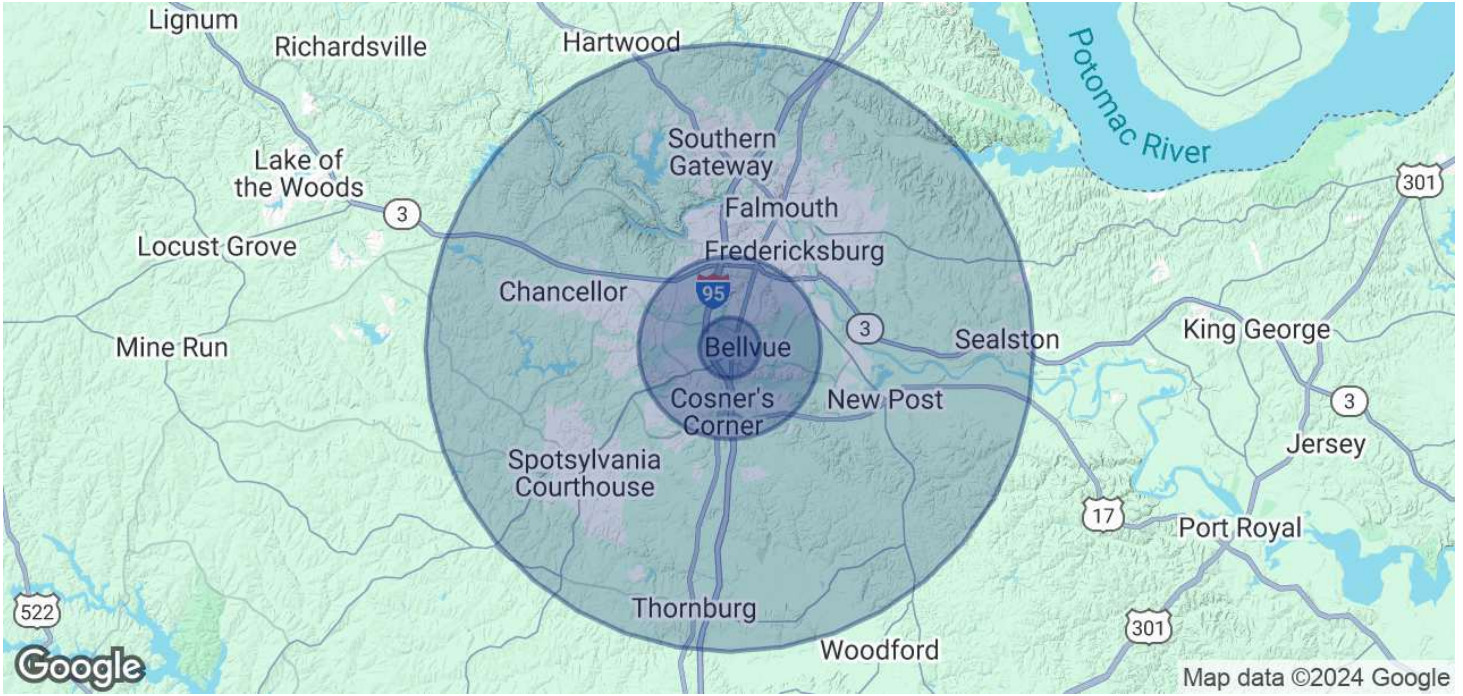
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POPULATION	1 MILE	3 MILES	10 MILES
Total Population	4,176	56,641	211,509
Average Age	39	39	39
Average Age (Male)	38	38	38
Average Age (Female)	41	41	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	10 MILES
Total Households	1,508	21,190	75,672
# of Persons per HH	2.8	2.7	2.8
Average HH Income	\$127,245	\$126,933	\$135,199
Average House Value	\$400,680	\$425,157	\$471,375

Demographics data derived from AlphaMap

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