

FOR SALE

0.65 AC HIGH VISIBILITY PAD SITE

95

Flemming St.

FREDERICKSBURG, VA 22408



HARRISON RD

FLEMING ST



SPECIFICATIONS

Lot Size:	0.65 AC
Price:	\$595,000
Zoning:	C-3
Utilities:	On-site

PROPERTY OVERVIEW



33,000 VPD

±0.65-acre pad site with strong frontage and visibility

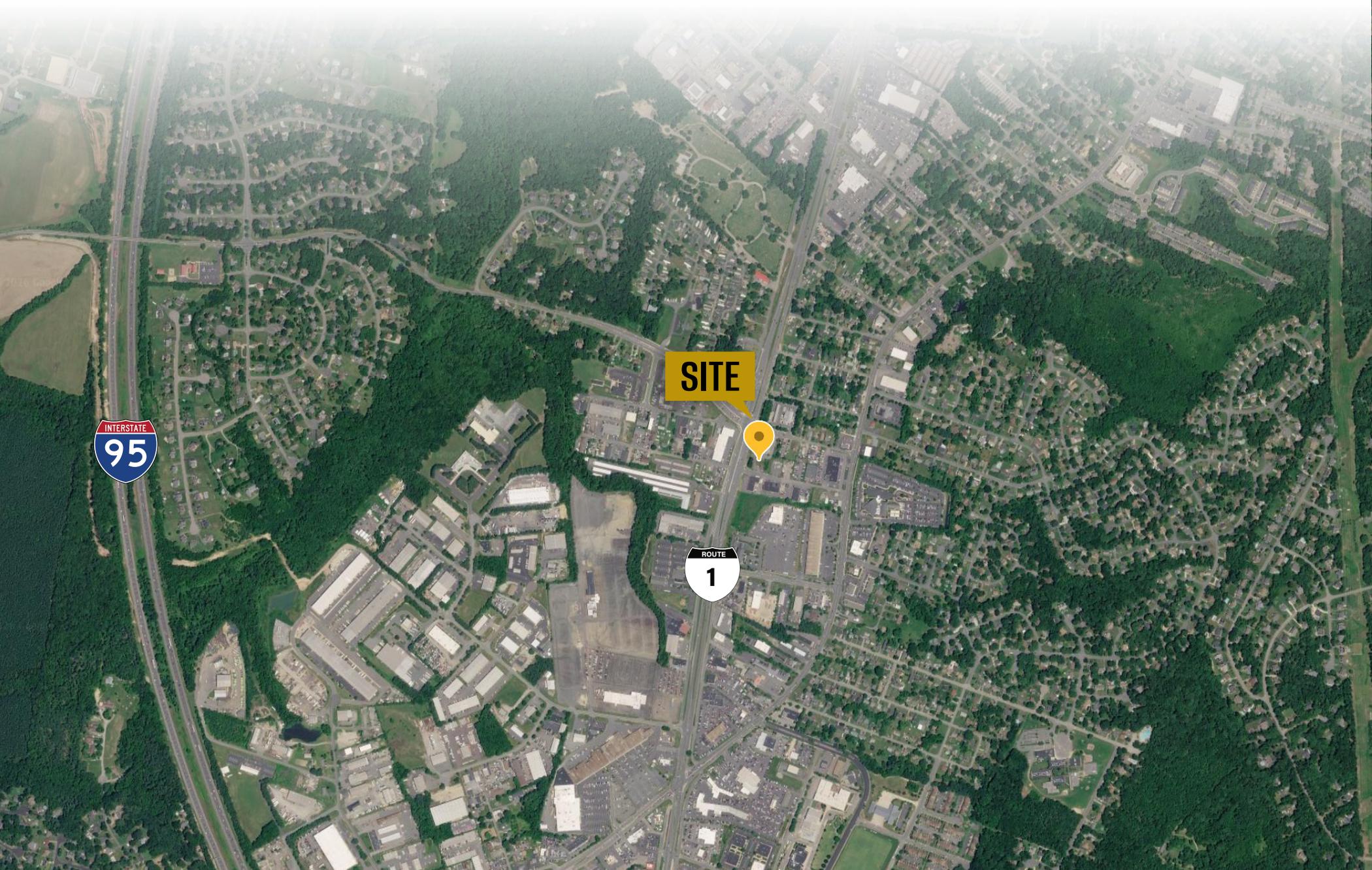
Exposure to approximately 33,000 vehicles per day (VPD)

Utilities available on site

Existing parking lot already in place

Shovel-ready site with minimal upfront development

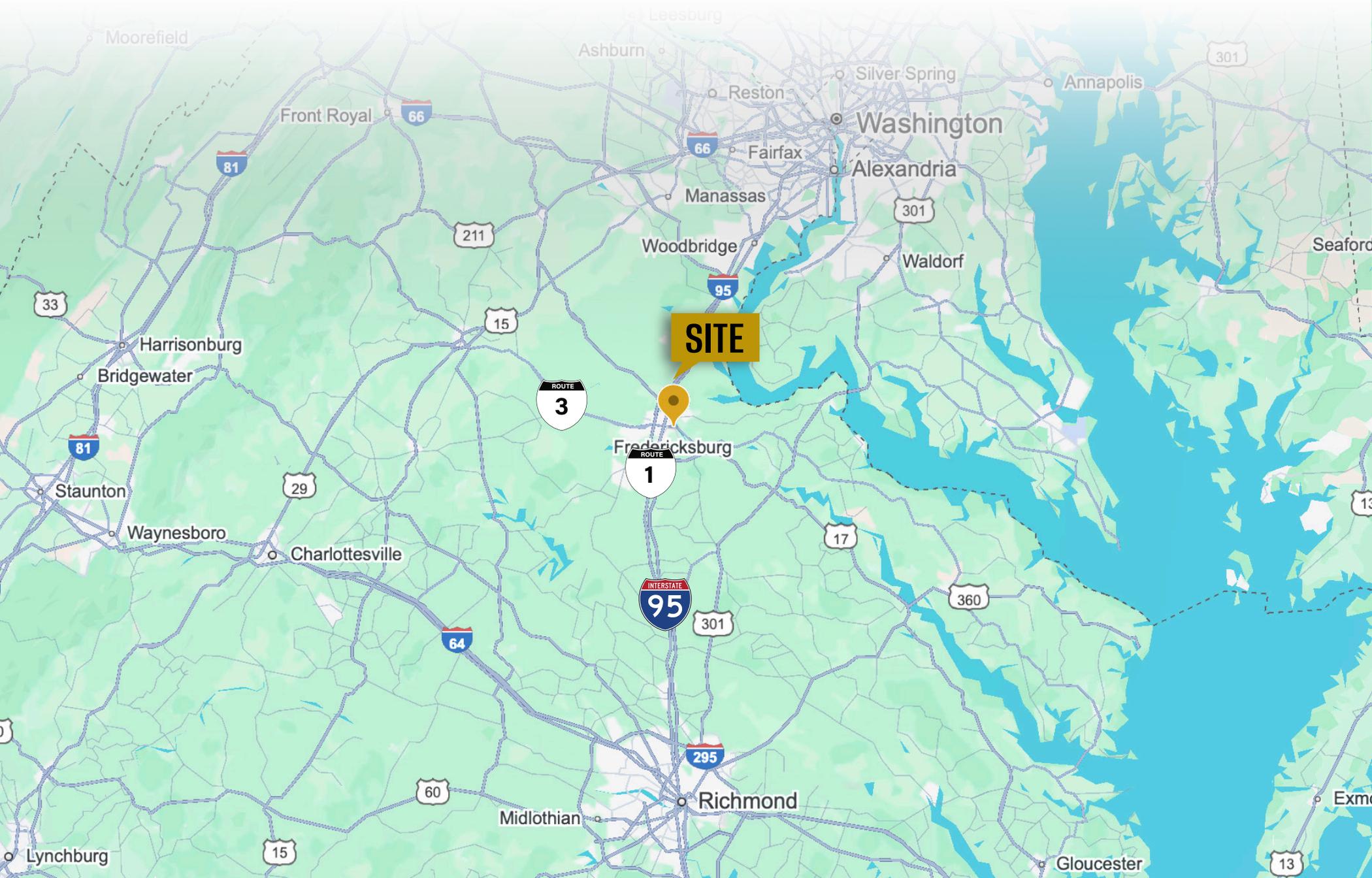
LOCAL VIEW



SITE



REGIONAL VIEW



DEMOGRAPHIC/INCOME REPORT



INCOME	2 mile	5 mile	10 mile
Avg Household Income	\$123,764	\$121,410	\$116,641
Median Household Income	\$101,546	\$101,506	\$96,276
< \$25,000	210	2,085	7,089
\$25,000 - 50,000	223	1,751	7,964
\$50,000 - 75,000	380	3,302	12,098
\$75,000 - 100,000	300	2,131	7,684
\$100,000 - 125,000	388	2,764	9,382
\$125,000 - 150,000	167	1,692	5,692
\$150,000 - 200,000	245	2,453	8,986
\$200,000+	361	2,693	8,486

POPULATION	2 mile	5 mile	10 mile
2020 Population	5,972	13,733	175,109
2024 Population	6,674	14,819	185,774
2029 Population Projection	7,488	16,029	205,128
Annual Growth 2020-2024	2.9%	2.9%	1.5%
Annual Growth 2024-2029	2.4%	2.4%	2.1%
Median Age	34.6	34.6	37.4
Bachelor's Degree or Higher	30%	30%	35%
U.S. Armed Forces	36	36	1,682

FOR MORE INFORMATION PLEASE CONTACT:



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J O H N S O N

REALTY

ADVISORS

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