

# SALE

## 152 DERRICK LANE

152 Derrick Lane Stafford, VA 22554

SALE PRICE

\$595,000



COLDWELL BANKER  
**COMMERCIAL**  
ELITE

**Carl Braun**  
540 842 7551

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# SALE

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## PROPERTY DESCRIPTION

Great Investment  
Estate Sale  
Potential for Lot Subdivision  
Sold as-is

## LOCATION DESCRIPTION

Located In Aquia  
Just off Rt 1  
Less than 1 mile to I-95  
End of Cul-de-sac on Quite Street

## OFFERING SUMMARY

Sale Price: \$595,000  
Lot Size: 8.867 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,300	18,074	23,974
Total Population	8,787	54,242	74,415
Average HH Income	\$117,868	\$120,790	\$127,417

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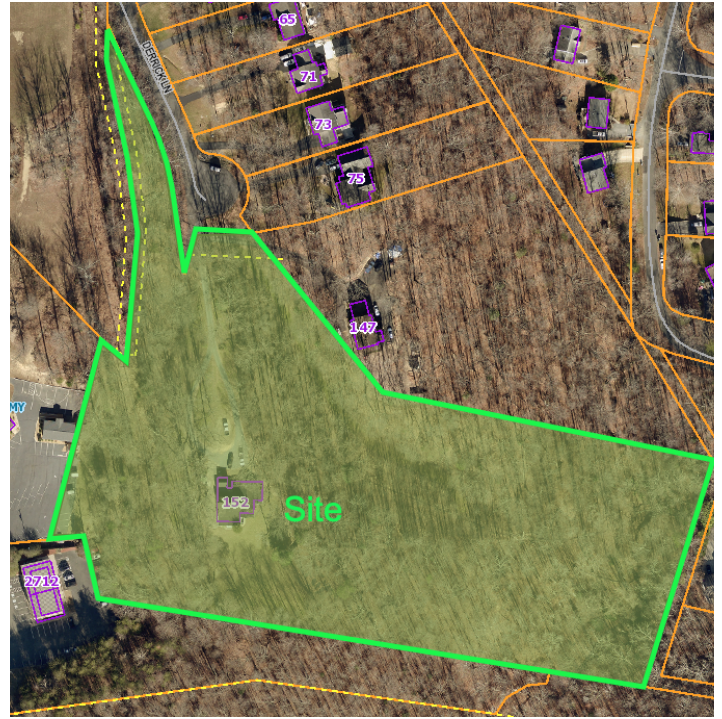


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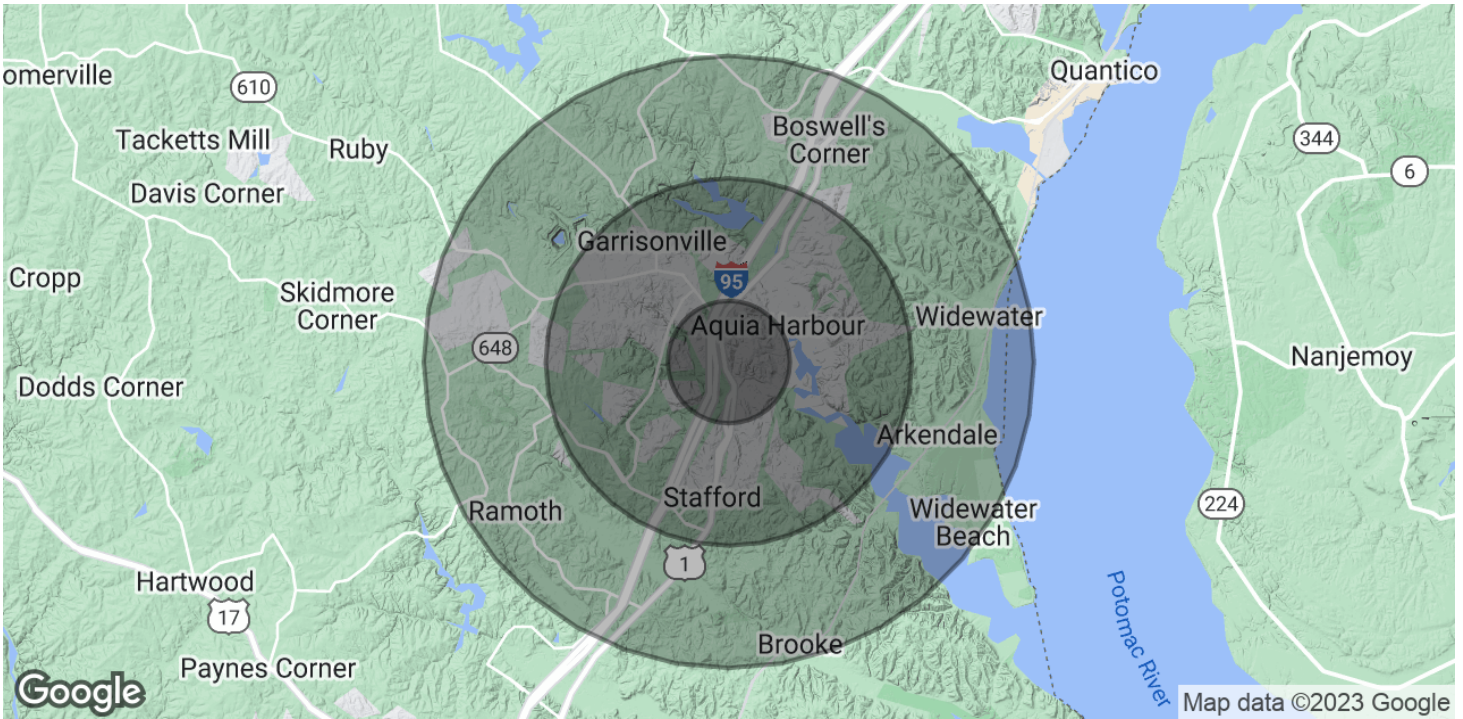
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,787	54,242	74,415
Average Age	34.5	34.2	34.6
Average Age (Male)	35.8	33.8	34.2
Average Age (Female)	33.6	33.6	34.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,300	18,074	23,974
# of Persons per HH	2.7	3	3.1
Average HH Income	\$117,868	\$120,790	\$127,417
Average House Value	\$373,655	\$337,042	\$351,890

\* Demographic data derived from 2020 ACS - US Census

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