



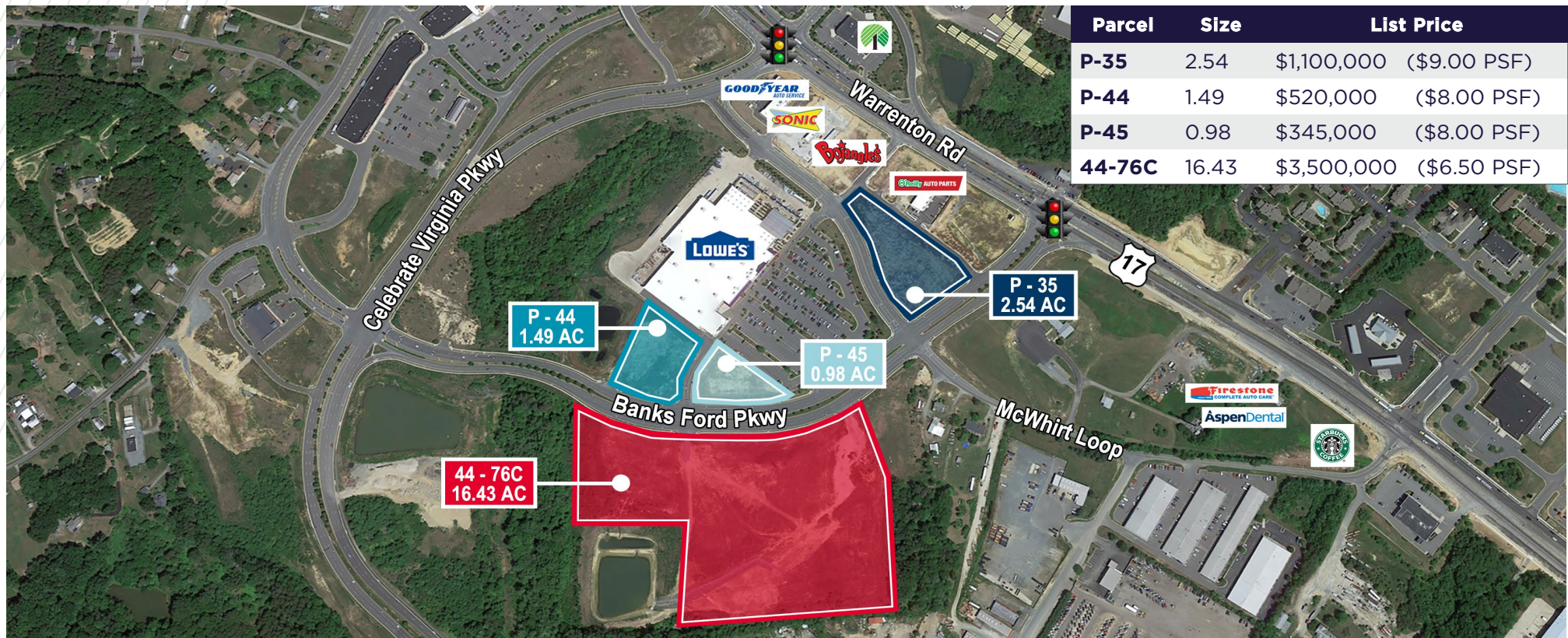
FOR SALE | LAND PARCELS & RETAIL PAD SITES

CHERRY GROVE PARCELS
WARRENTON ROAD & BANKS FORD PKY.
FREDERICKSBURG, VIRGINIA 22406



CHERRY GROVE PARCELS

PROPERTY OVERVIEW



Parcel	Size	List Price
P-35	2.54	\$1,100,000 (\$9.00 PSF)
P-44	1.49	\$520,000 (\$8.00 PSF)
P-45	0.98	\$345,000 (\$8.00 PSF)
44-76C	16.43	\$3,500,000 (\$6.50 PSF)

Property Features

Land Use: Commercial / Retail

Zoning: All parcels - B2

VARIOUS SIZED PARCELS AVAILABLE

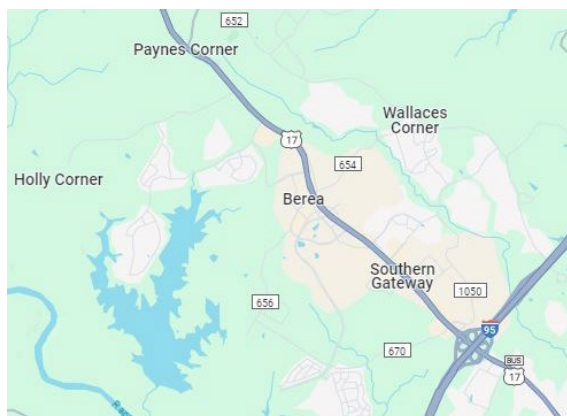
- Bank REO Property – Cleared, graded, and utilities on site
- Prime commercial land with best visibility along Stafford's Southwest retail corridor (Route 17)
- Two signalized access points from Route 17 / Warrenton Road
- 70,000 VPD on Warrenton Road



- Many Restaurants
- National Big Box Retailers
- Numerous Banks
- Several Shopping Centers
- Geico Headquarters
- UMW Stafford Campus
- Lowes
- Giant Food
- Walmart
- McLane

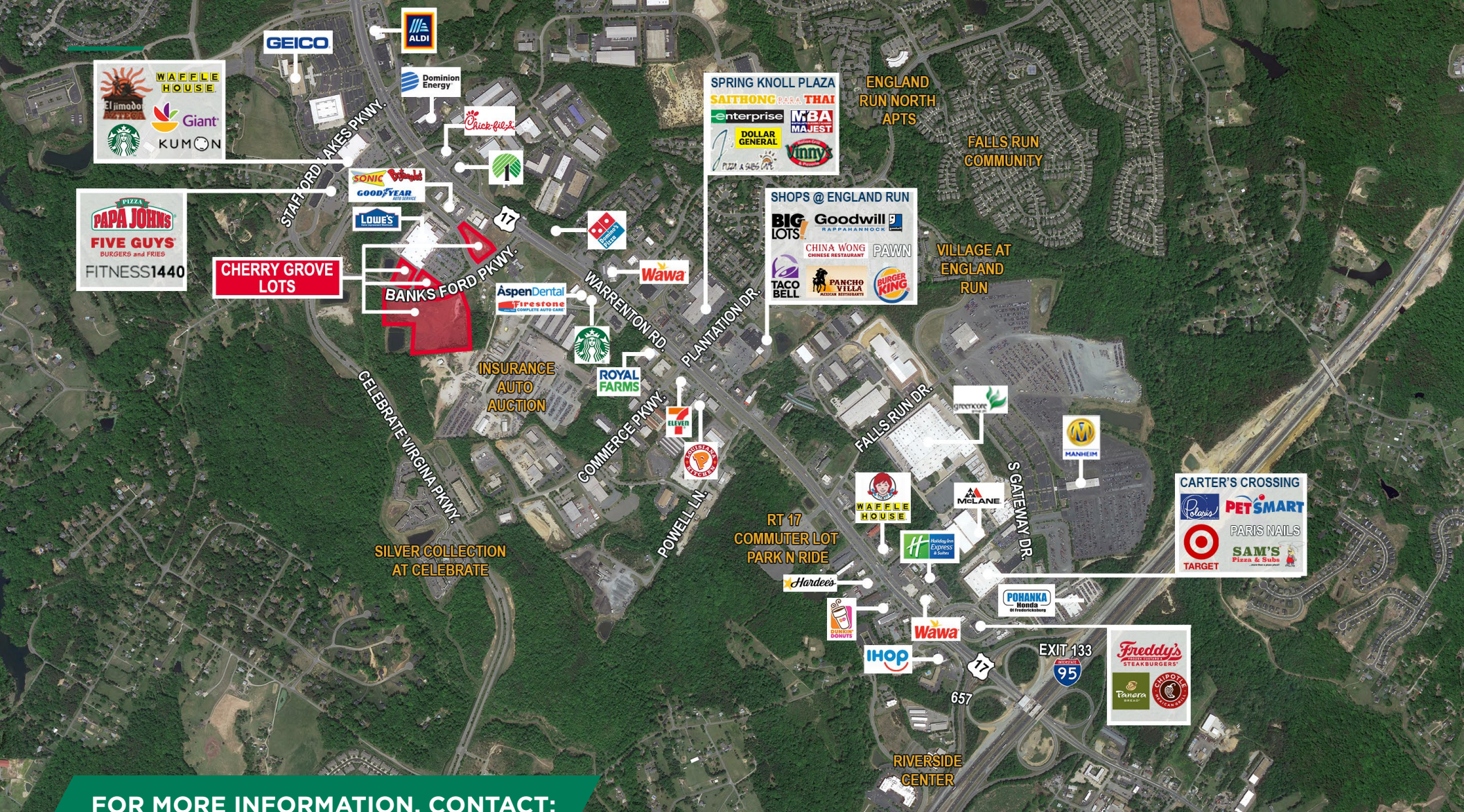
CHERRY GROVE PARCELS

LOCATION



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	5,470	29,018	66,773
Households	2,314	10,851	24,687
Avg. HH Income	\$114,400	\$125,504	\$126,674
Daytime Population	11,651	30,427	85,611



FOR MORE INFORMATION, CONTACT:

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