FOR SALE MIXED USE INVESTMENT PROPERTY

816 William St FREDERICKSBURG, VA 22401



SPECIFICATIONS

| Size: | 5,520 SF |
|-------------|-------------|
| Sale Price: | \$1,795,000 |
| Lot Size: | 0.15 Ac. |
| Zoning: | CD |



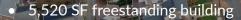


Freestanding Office/residential building for sale in the heart of Downtown Fredericksburg at the corner of William St & Littlepage. Near to the University of Mary Washington and Fredericksburg's retail district and restaurant row.

WILLIAM ST

KENMORE AVE

LITTLEPAGE ST



- Office on ground floor/Residential on second floor
- 100% leased
- Recently renovated
- 3 Residential Units
- Frontage on William St. in Downtown Fredericksburg
- Off street parking available

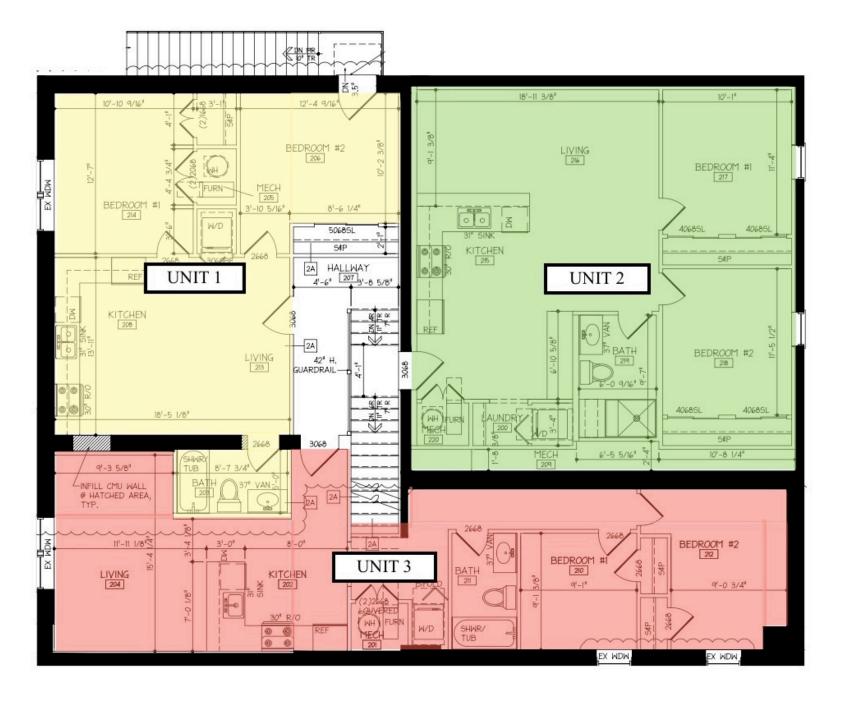
OFFICE FLOORPLAN

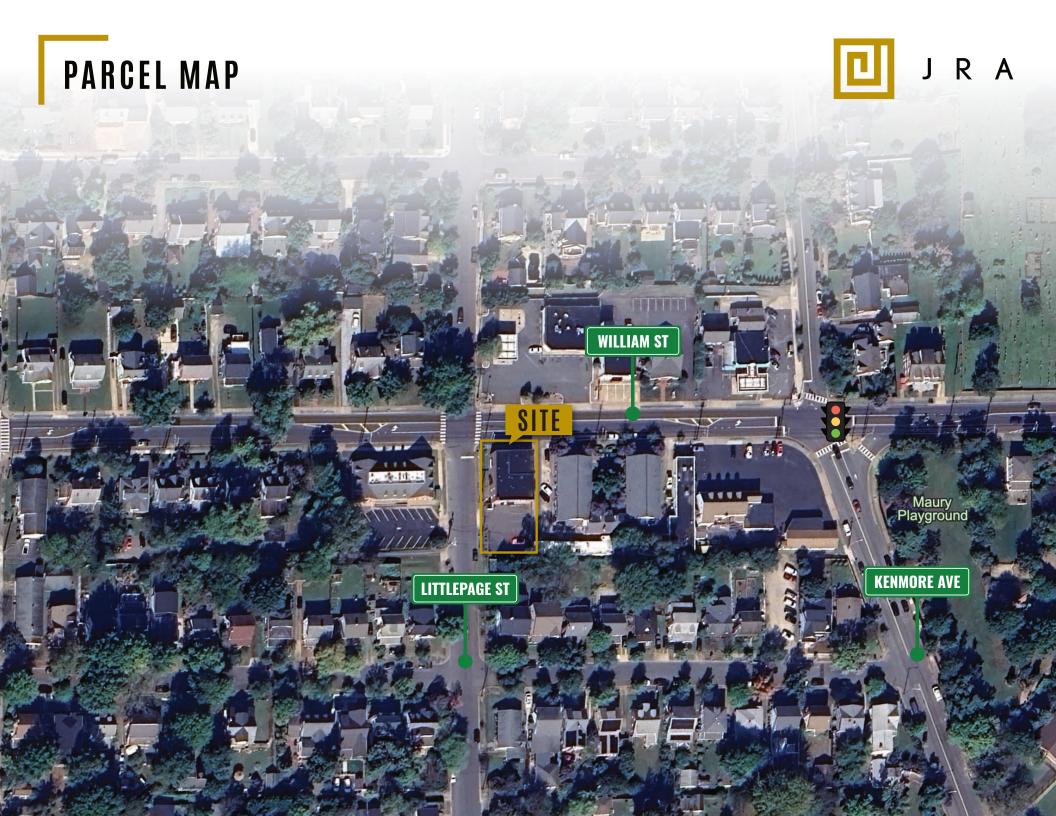




RESIDENTIAL FLOORPLAN







R LOCAL MAP A Washington Chantilly Woodstock Mathias (340) Fairfax Edinburg Basye Alexandria 66 81 (301) Easton Manassas Mt Jackson (210) (340) Warrenton (522) (259) (211) Luray (211) Woodbridge New Market Waldorf Broadway 95 Cambridge Prince (17 La Plata Frederick (15) Shenandoah Blackwater **National Park** Harrisonburg (301) 3 National Stafford 29 SITE Massanutten (234) Wildlife Refuge (15) (235) ewater Madison McGaheysville (33) Hollywood Locust Grove **Veyers** Cave King George Lexington **Colonial Beach** Orange Park Ruckersville (17) Spotsylvania Courthouse (3) St Marys City (340) 29 254 Gordonsville ROUTE (301) (33) ersville 1 Commonwealth Crozet **Bowling Green** 17 Charlottesville 64 raft 64 Louisa Ladysmith Lottsburg (360) 95 Lake (33) (360) Monticello (301) 3 Nellysford Palmyra 64 Doswell Reedville (15) Scottsville (17) (360) 3 Lovingston Ashland Kilmarnock Arrington Arvonia Goochland Glen Allen Urbanna 295 Saluda (33) Deltaville Dillwyn eake Bay Richmond (60) Powhatan West Point Midlothian 64 Cumberland (76) (150) (895) (17) 15 Moseley (288) Lanexa Gloucester Ma 95

DEMOGRAPHIC/ INCOME REPORT



| 2 mile | 5 mile | 10 mile |
|-----------|--|--|
| \$106,699 | \$115,099 | \$123,487 |
| \$78,162 | \$91,568 | \$101,812 |
| 1,779 | 4,900 | 7,678 |
| 1,681 | 5,510 | 9,217 |
| 2,087 | 8,131 | 13,668 |
| 1,277 | 4,848 | 9,121 |
| 1,006 | 5,627 | 10,910 |
| 861 | 3,415 | 7,290 |
| 1,367 | 5,396 | 10,976 |
| 1,359 | 5,681 | 12,090 |
| | \$106,699 \$78,162 1,779 1,681 2,087 1,277 1,006 861 1,367 | \$106,699\$115,099\$78,162\$91,5681,7794,9001,6815,5102,0878,1311,2774,8481,0065,6278613,4151,3675,396 |

| POPULATION | 2 mile | 5 mile | 10 mile |
|-----------------------------|--------|---------|---------|
| 2010 Population | 27,786 | 110,478 | 215,535 |
| 2022 Population | 28,556 | 116,594 | 229,521 |
| 2027 Population Projection | 30,423 | 128,143 | 253,926 |
| Annual Growth 2010-2022 | 0.7% | 1.4% | 1.6% |
| Annual Growth 2022-2027 | 1.3% | 2.0% | 2.1% |
| Median Age | 34.4 | 37.3 | 37.6 |
| Bachelor's Degree or Higher | 42% | 37% | 37% |
| U.S. Armed Forces | 156 | 800 | 2,036 |

FOR MORE INFORMATION PLEASE CONTACT:



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All information contained herein was made based upon information furnished to us by the owner or from sources we believe are reliable. While we do not doubt its accuracy, we have not verified it and we do not make any guarantee, warranty or representation about it. The property offered is subject to prior sale, lease, change of price or withdrawal from the market without notice.