

FOR SALE

MIXED USE INVESTMENT PROPERTY

816 | William St
FREDERICKSBURG, VA 22401



SPECIFICATIONS

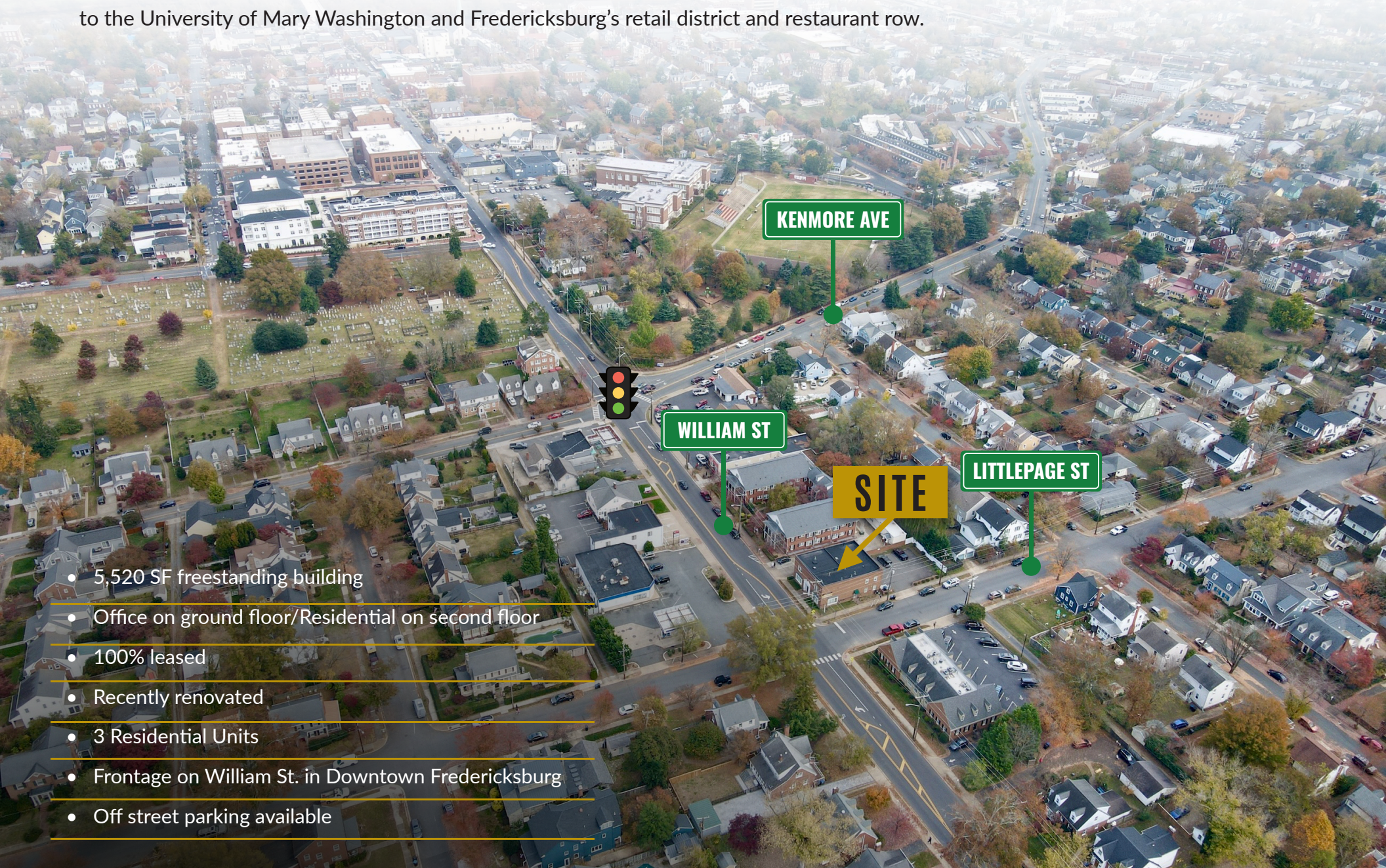
Size:	5,520 SF
Sale Price:	\$1,795,000
Lot Size:	0.15 Ac.
Zoning:	CD

OVERVIEW



J R A

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.

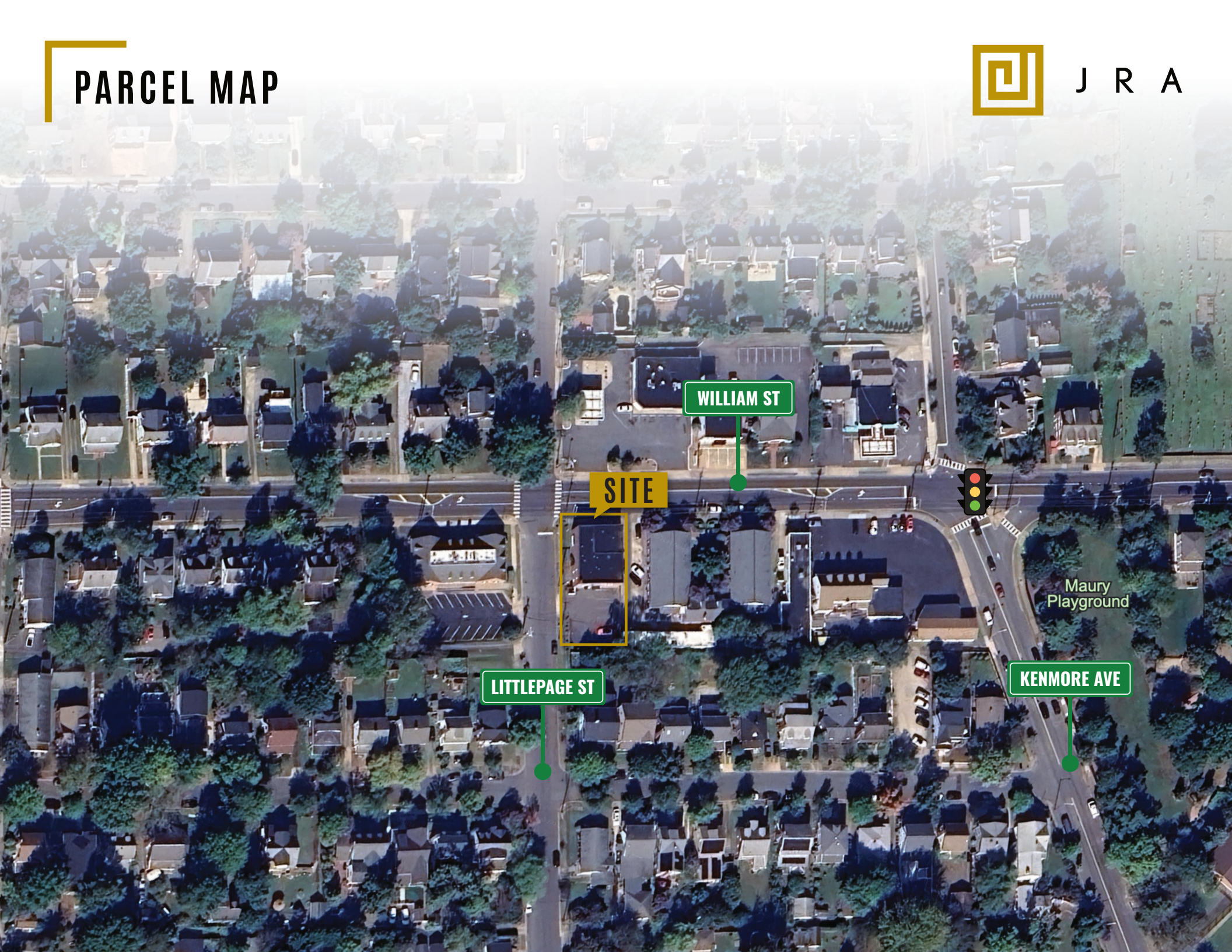


- 5,520 SF freestanding building
- Office on ground floor/Residential on second floor
- 100% leased
- Recently renovated
- 3 Residential Units
- Frontage on William St. in Downtown Fredericksburg
- Off street parking available

PARCEL MAP



J R A



WILLIAM ST

SITE

LITTLEPAGE ST

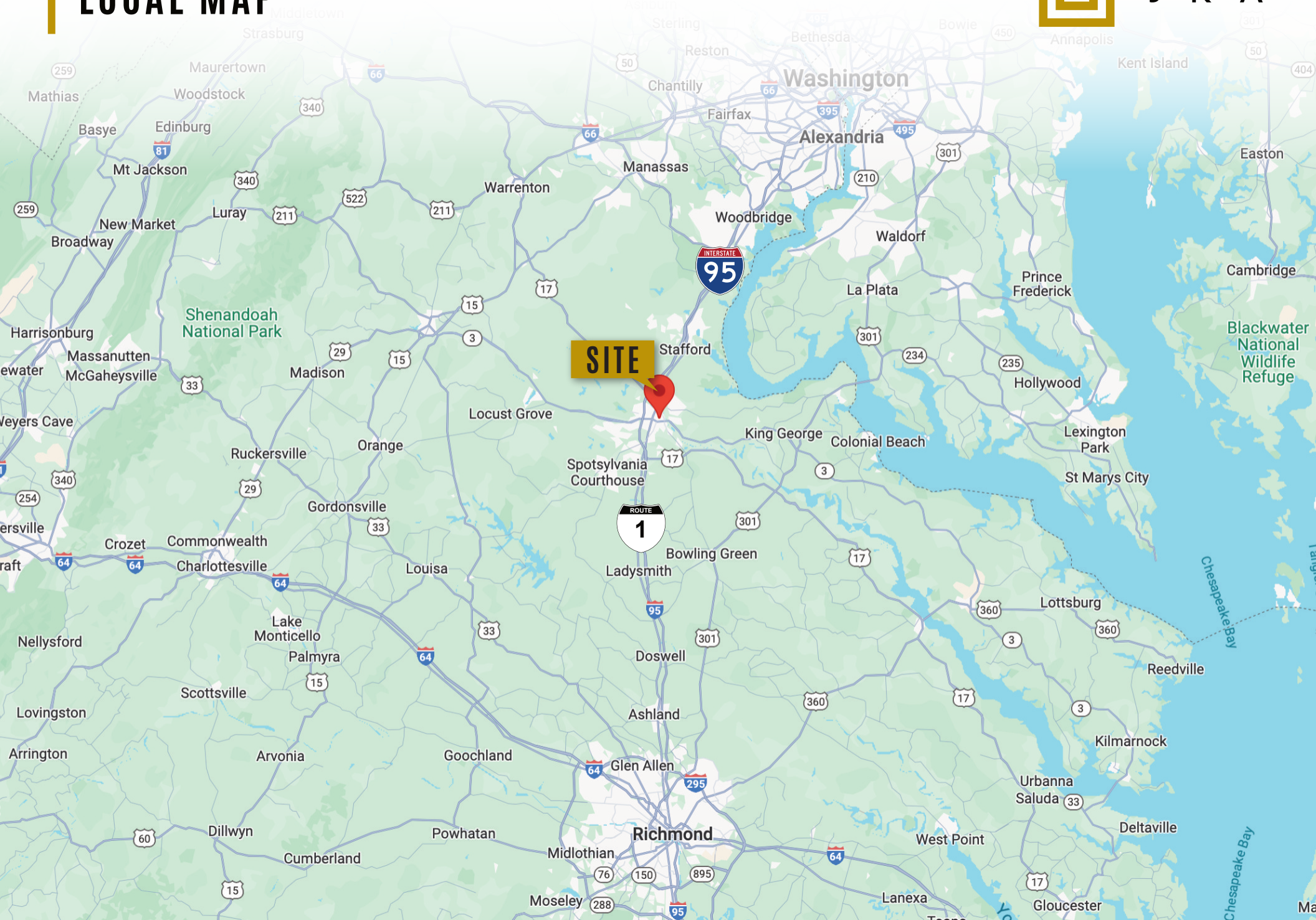
KENMORE AVE

Maury
Playground

LOCAL MAP



J R A



DEMOGRAPHIC/ INCOME REPORT



J R A

INCOME	2 mile	5 mile	10 mile
Avg Household Income	\$106,699	\$115,099	\$123,487
Median Household Income	\$78,162	\$91,568	\$101,812
< \$25,000	1,779	4,900	7,678
\$25,000 - 50,000	1,681	5,510	9,217
\$50,000 - 75,000	2,087	8,131	13,668
\$75,000 - 100,000	1,277	4,848	9,121
\$100,000 - 125,000	1,006	5,627	10,910
\$125,000 - 150,000	861	3,415	7,290
\$150,000 - 200,000	1,367	5,396	10,976
\$200,000+	1,359	5,681	12,090

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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JOHNSON

REALTY

ADVISORS

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