

SALE/LEASE

RETAIL/OFFICE CONDOS

12016 | Old Salem Church Rd
FREDERICKSBURG, VA 22407

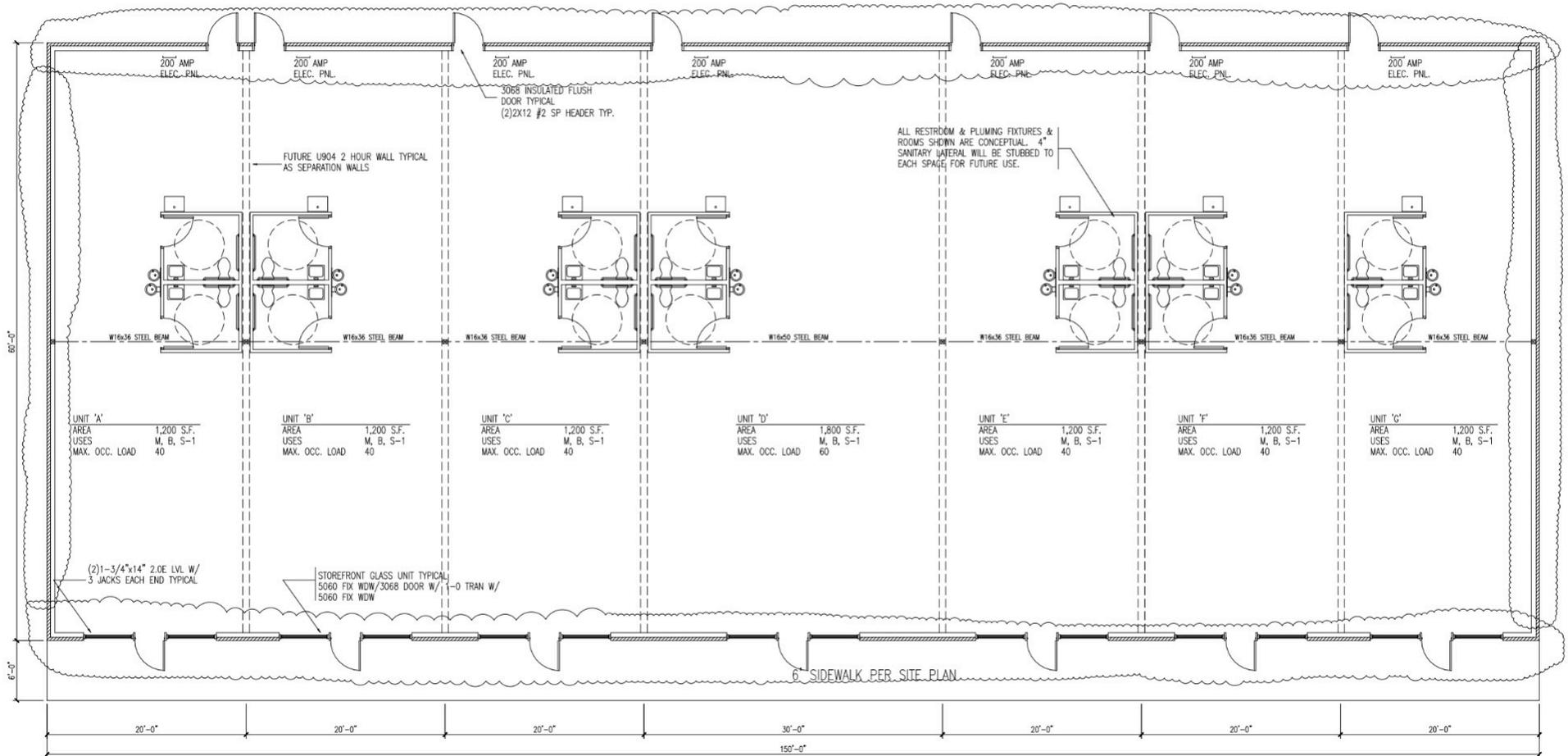


SPECIFICATIONS

Size:	1,200 - 9,000 SF
Price:	\$350.00 PSF
Base Rent:	\$27.50 PSF
NNN:	\$4.50 PSF
Zoning:	C-2

This is not an accurate rendering

PROPOSED FLOORPLAN



OVERVIEW



J R A

PLANK RD. (RT. 3)

SALEM CHURCH RD.

SITE

- 1,200 - 9,000 SF Retail/Office Condos
- New Construction 2025
- Warm Lit Shell Delivery
- Proximity to Route 3 / Plank Road
- Access from Salem Church Road and Old Salem Church Road
- Multi-tenant retail building

RETAIL OVERVIEW



J R A



Central Park

LOWE'S DSW SKY ZONE
KOHL'S BARNES & NOBLE TARGET LIFEPOINT CHURCH FUN LAND
Walmart BEST BUY Total Wine & MORE
Ashley HOMESTORE PETSMART OLD NAVY

Spotsylvania Crossing Shopping Center

at home VALUE CITY Furniture
TACO BELL Gabe's unbelieveable! NORTHERN TOOL & EQUIPMENT
SUBWAY SALLY BEAUTY MISSION BBQ The American Way

Chancellor Center

ALDI FOOD LION McDonald's Domino's
TRACTOR SUPPLY CO HobbyTown Play Smart
CVS pharmacy ABC AutoZone

Spotsylvania Towne Center

DICK'S Sporting Goods H&M Guitar Center
UNITED STATES POSTAL SERVICE BAMI BOOKS-A-MILLION
BRVO Bath & Body Works FIREBIRDS WOOD FIRED GRILL
JCPenney belk macy's COSTCO



54 Miles to Washington DC



72,000 VPD

58 Miles to Richmond VA

MAP VIEW



J R A



SITE

PLANK RD. (RT. 3)

SALEM CHURCH RD.

SALEM FIELDS

DEMOGRAPHIC/ INCOME REPORT



J R A

INCOME	2 mile	5 mile	10 mile
Avg Household Income	\$95,172	\$109,819	\$112,450
Median Household Income	\$75,115	\$89,262	\$92,882
< \$25,000	894	4,853	7,576
\$25,000 - 50,000	2,013	7,255	11,364
\$50,000 - 75,000	1,288	6,431	10,916
\$75,000 - 100,000	1,083	5,964	10,210
\$100,000 - 125,000	1,264	5,509	9,435
\$125,000 - 150,000	553	3,850	6,547
\$150,000 - 200,000	662	5,267	10,289
\$200,000+	643	4,754	7,982

POPULATION	2 mile	5 mile	10 mile
2010 Population	20,985	103,870	173,709
2022 Population	22,968	122,390	212,090
2027 Population Projection	23,935	127,484	223,253
Annual Growth 2010-2022	0.7%	1.4%	1.7%
Annual Growth 2022-2027	0.8%	0.8%	1.1%
Median Age	37.9	36.4	37.2
Bachelor's Degree or Higher	27%	34%	34%
U.S. Armed Forces	48	573	1,307

FOR MORE INFORMATION PLEASE CONTACT:



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JOHNSON

REALTY

ADVISORS

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