

SALE

11907 CHERRY ROAD

11907 Cherry Rd Fredericksburg, VA 22407



PROPERTY DESCRIPTION

3.97 Acres For Sale in Spotsylvania County
Zoned O-1 for a variety of uses
Approved uses include: Day Care Center, Medical Office, Worship Center, Community Center, Arts & Crafts Studio
Access from both Cherry Road & Kilarney Drive
Excellent site for a Mixed Use Development
Off Route 3/Plank Road (54,000 ADT)
Close to Harrison Crossing - a Giant Food/Home Depot anchored Shopping Center
Approx. 4 miles West of I-93 (Exit 130)
OWNER FINANCING AVAILABLE!!

OFFERING SUMMARY

Sale Price:	\$700,000
Lot Size:	148,129 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	327	904	2,460
Total Population	936	2,579	7,072
Average HH Income	\$102,971	\$102,075	\$101,581

Donny Self, CCIM
(540) 842-6202



**COLDWELL BANKER
COMMERCIAL**
ELITE

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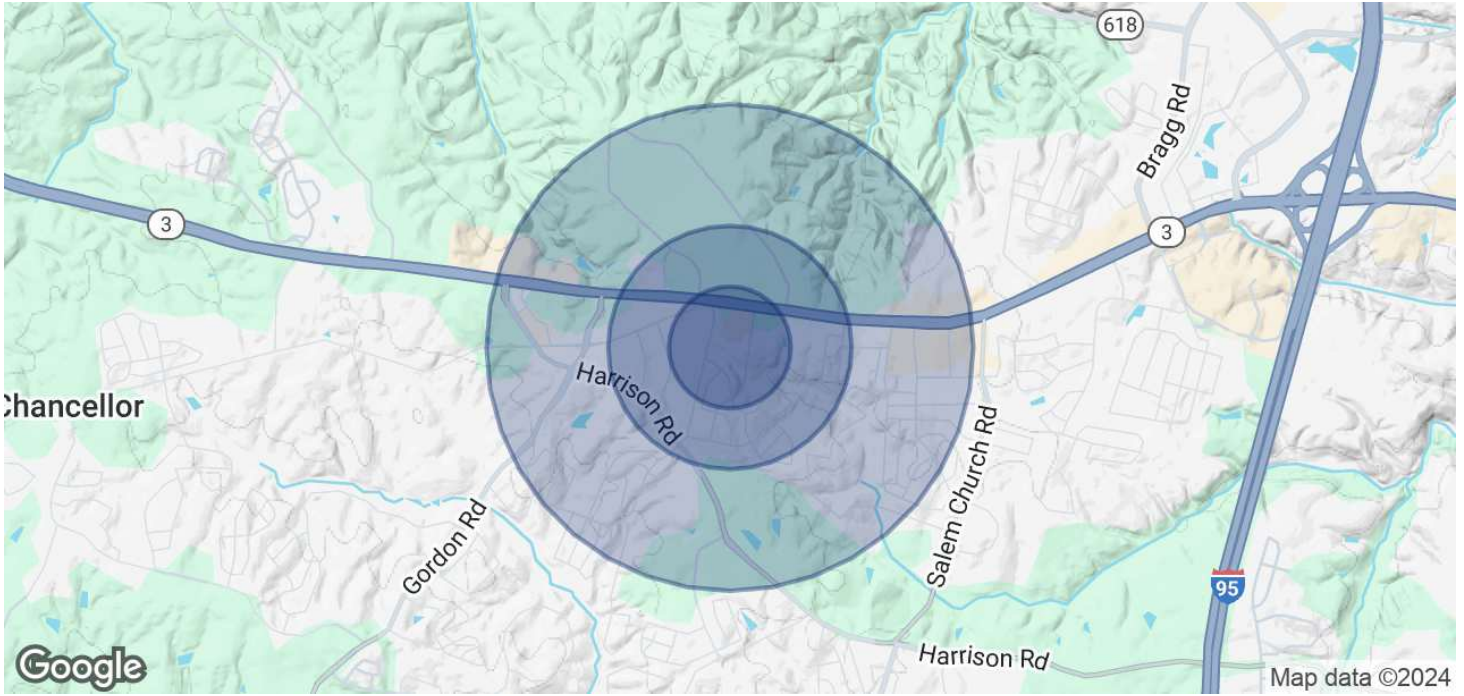


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	936	2,579	7,072
Average Age	44	43.2	41.1
Average Age (Male)	40.8	40.3	38.6
Average Age (Female)	46.6	45.5	42.4
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	327	904	2,460
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$102,971	\$102,075	\$101,581
Average House Value	\$240,820	\$246,741	\$256,933

2020 American Community Survey (ACS)

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