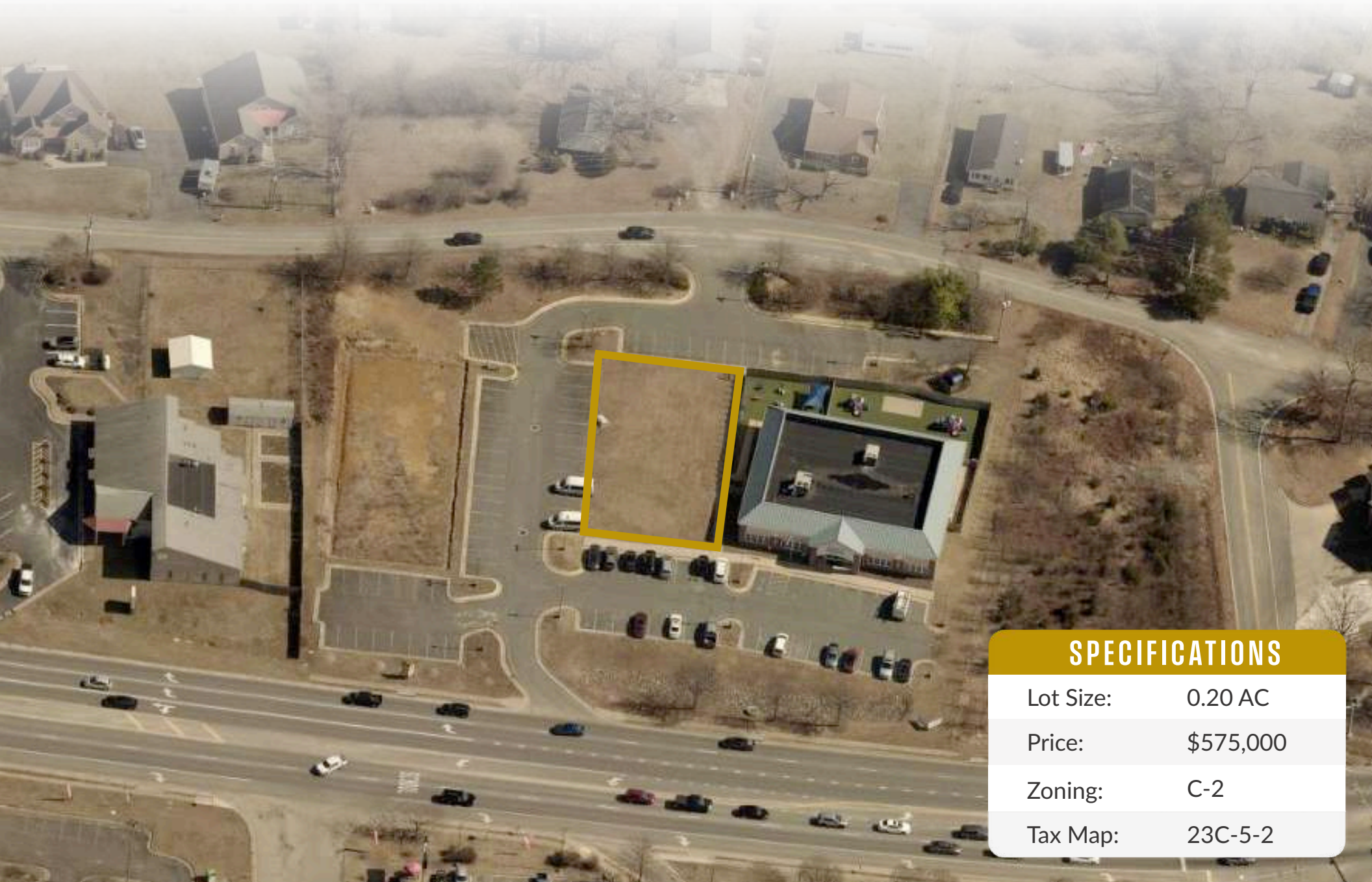


**FOR SALE**  
PAD READY SITE

**12012**

**Old Salem Church Rd.**  
FREDERICKSBURG, VA 22407



### SPECIFICATIONS

Lot Size:	0.20 AC
Price:	\$575,000
Zoning:	C-2
Tax Map:	23C-5-2



# PROPERTY OVERVIEW



This ±0.20-acre pad-ready site offers a prime development opportunity just off Salem Church Road in a densely populated residential and retail area. The property benefits from strong traffic counts on Route 3 and Salem Church Road, providing excellent visibility and access for future commercial use. Zoned C-2, the site supports a wide range of retail, office, and service-oriented development.

An aerial photograph of a suburban area. A multi-lane road, Route 3, runs vertically on the left side of the image. A horizontal road, Salem Church Rd, runs across the middle. A yellow callout box with the word 'SITE' points to a specific location just off Salem Church Rd. A green callout box with 'Salem Church Rd' is placed on the road. A white circular callout with 'ROUTE 3' is placed on the vertical road.

**SITE**

Pad-ready site ideal for immediate development

Located off Salem Church Road in a dense residential and retail area

53,000 VPD on Route 3 and 30,000 VPD on Salem Church Road

Excellent visibility and convenient access

C-2 zoning supporting a wide range of commercial uses



PLAT



TAX MAP 23C-1, LOT 12  
ZONING R-1

SALEM CHURCH ROAD  
SPEED LIMIT: 25 MPH

LEARN N PLAY, INC  
12020 OLD SALEM CHURCH RD  
DB 1743 PG 560  
TAX MAP 23-C-1, LOT 4  
ZONING C-2

JAMES R AND BONNIE D SMITH  
12014 OLD SALEM CHURCH RD  
DB 1434 PG 49  
TAX MAP 23C-1, LOT 6  
ZONING C-2

FUTURE OFFICE  
BUILDING #2  
9,000 S.F.

PHASE II WORK  
(SEE NOTE  
THIS SHEET)

FUTURE  
OFFICE  
BUILDING #1  
7,500 S.F.

PHASE II WORK  
(SEE NOTE  
THIS SHEET)

PROPOSED CHILDREN  
OF AMERICA 8,500  
S.F.

5,000 S.F.  
PLAYGROUND

CARL D SILVER  
DB 1094 PG 236  
TAX MAP 23-13, LOT 5A  
ZONING C-2

JAMES R AND BONNIE D SMITH  
12008 OLD SALEM CHURCH RD  
DB 1848 PG 499  
TAX MAP 23C-1, LOT 8  
ZONING C-2

PROPOSED DEDICATED  
RIGHT TURN LANE

PROPOSED STORMWATER  
MANAGEMENT BASIN

N15°24'53"E  
153.08'

PROPOSED RIGHT-OF-WAY LINE

102.32' N09°51'27"E

APPROX. DISTANCE TO RT. 3=1000 FT  
APPROX. DISTANCE TO GENERAL SEMMES RD.=350 FT

SALEM CHURCH ROAD  
VARIABLE WIDTH  
SPEED LIMIT: 45 MPH

GENERAL SEMMES ROAD



# RETAIL MAP



J R A



**Central Park**

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

54 Miles to Washington DC

**Spotsylvania Crossing Shopping Center**

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

72,000 VPD

Exit 130

**Chancellor Center**

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

**Spotsylvania Towne Center**

DICK'S Sporting Goods H&M  
BAM! BOOKS-A-MILLION Guitar Center  
Bath & Body Works FIREBIRDS  
JC Penney belk macy's

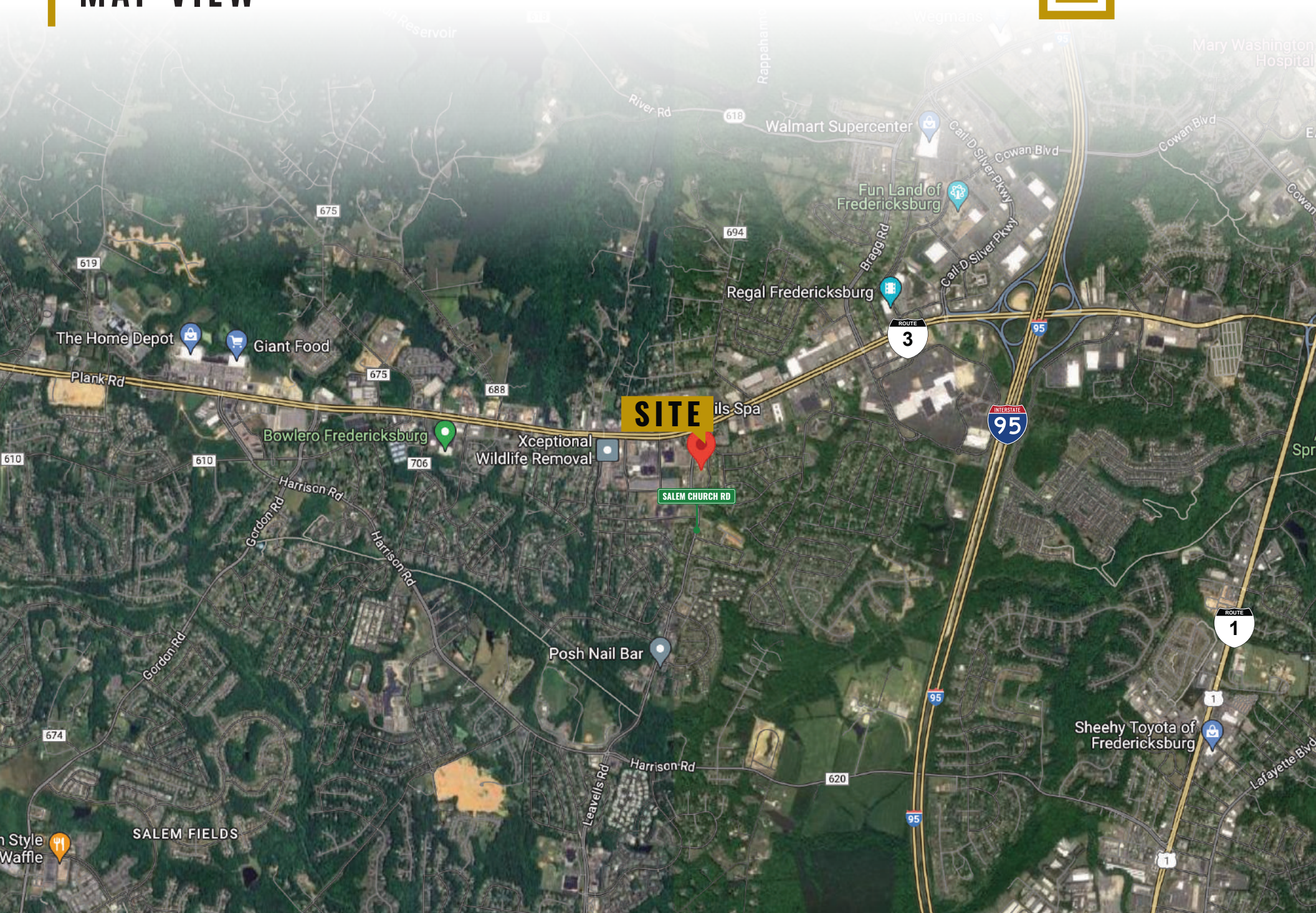
58 Miles to Richmond VA



# MAP VIEW



J R A





# 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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J O H N S O N

REALTY

ADVISORS

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.