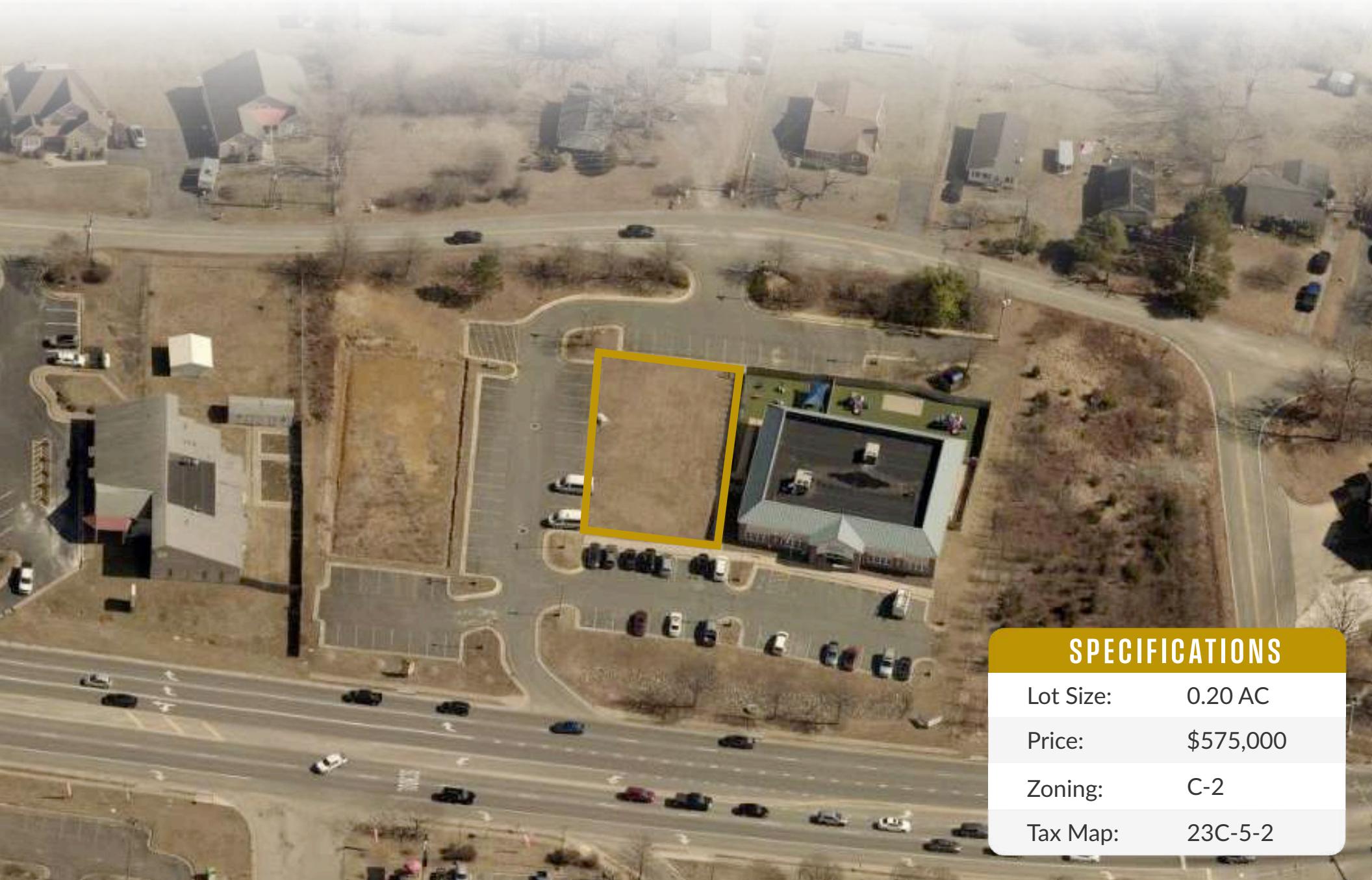


FOR SALE
PAD READY SITE

12012

Old Salem Church Rd.
FREDERICKSBURG, VA 22407



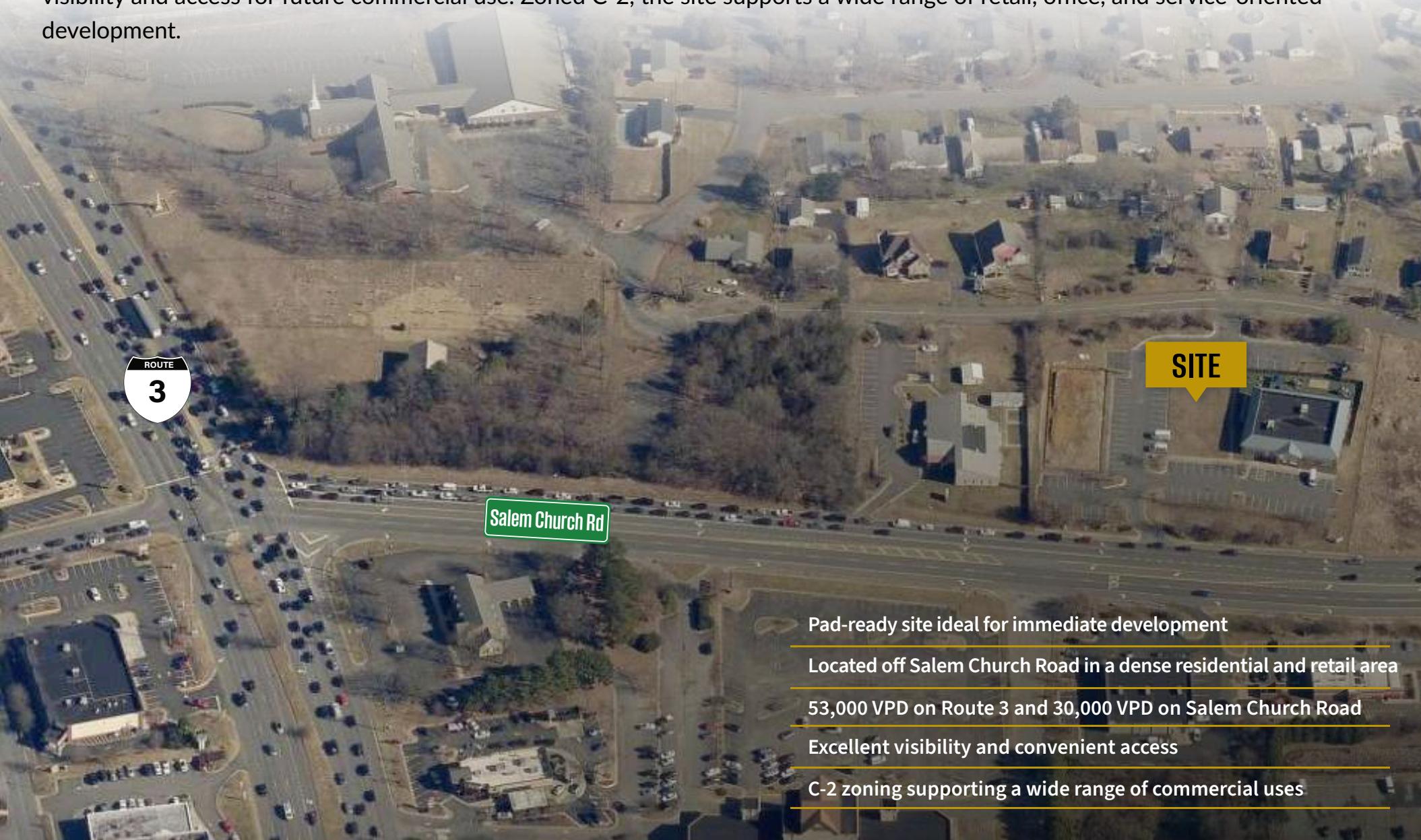
SPECIFICATIONS

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.



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

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

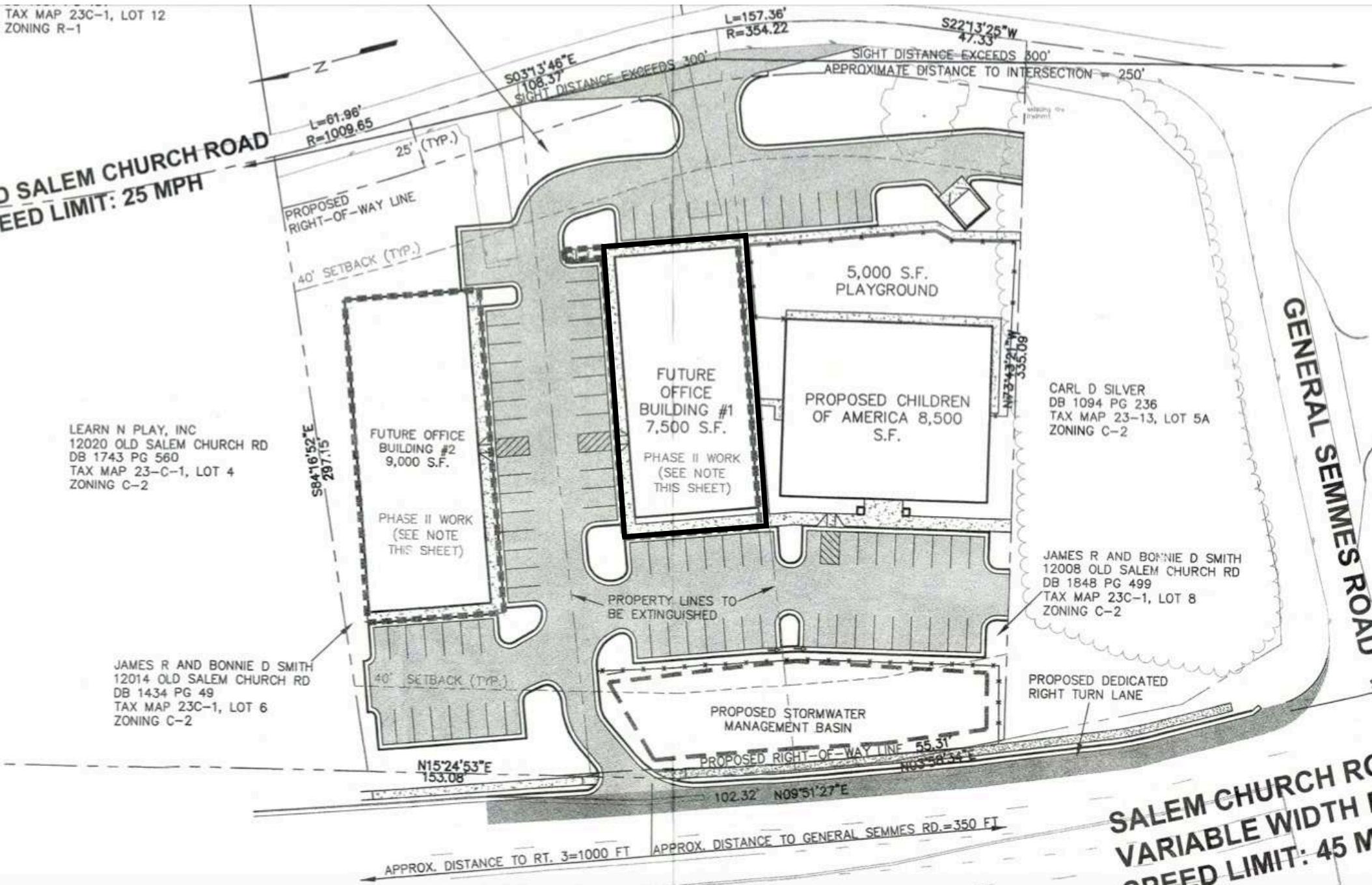
OLD SALEM CHURCH ROAD
SPEED LIMIT: 25 MPH

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

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



RETAIL MAP



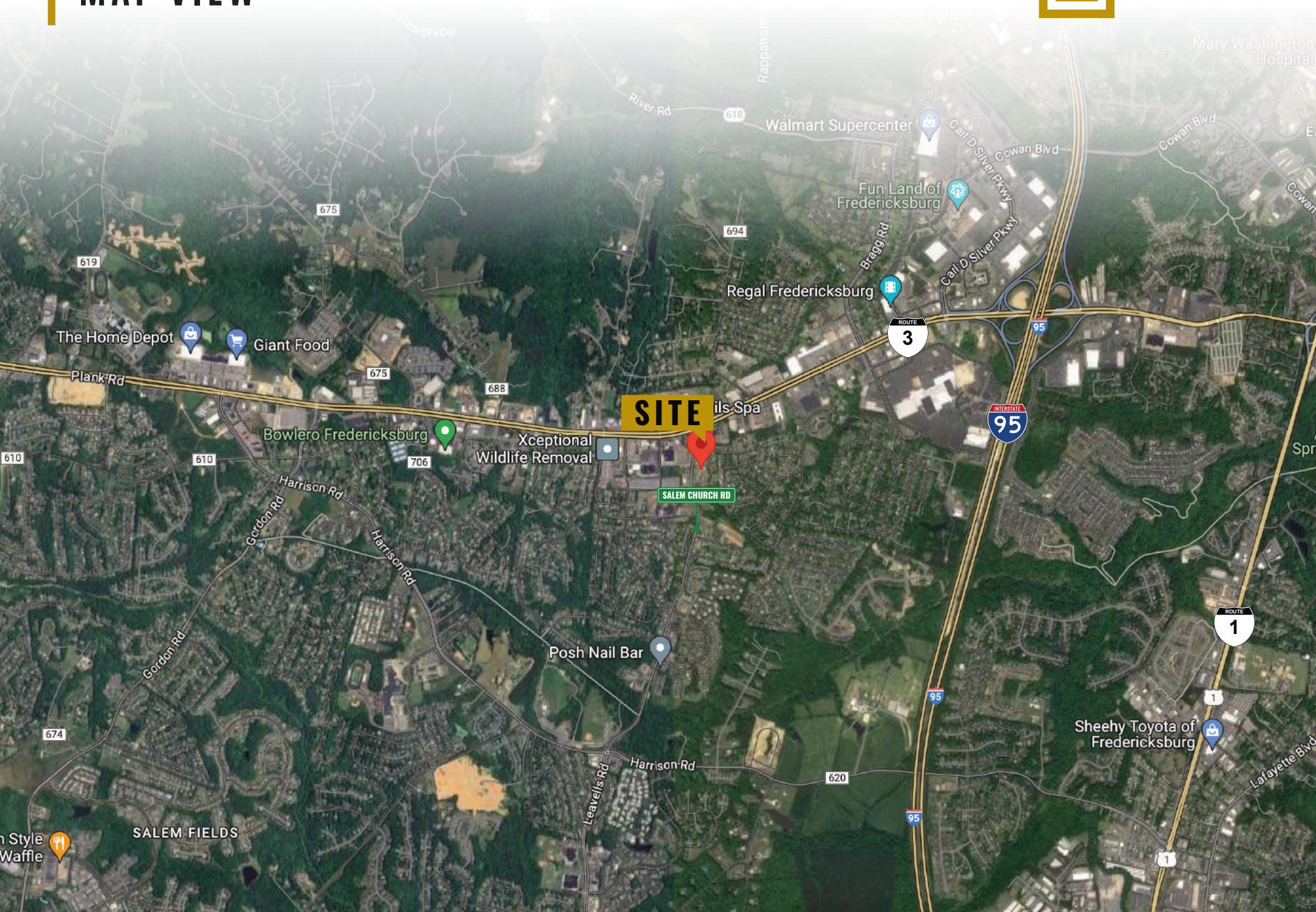
J R A



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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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.