

## JACKSON SQUARE BUSINESS CENTER II

3.309 ACRE COMMERCIAL PARCEL FOR SALE

4400 Empire Court • Fredericksburg, Virginia 22408



### PROPERTY DETAILS:

- 3.309 acres which can be divided into 2 parcels
- Parcel 1: 1.73 Acres; Parcel 2: 1.57 Acres
- Zoned C-2; Proposed office up to 44,000 SF
- Offsite Storm Water Management (SWM)
- The property is extremely convenient, Route 1 and less than 2 minutes from I-95
- Within a well establish office park less than ¼ mile from MWH ER and Imaging Center
- Within a major growth corridor, over 2,700 housing units have been approved over the last 12 months within 3 miles of subject property

### DEMOGRAPHICS:

	3 MILES	5 MILES	10 MILES
<b>Population</b>	52,286* 56,247**	106,746* 116,000**	178,712* 194,478**
<b>Households</b>	18,753* 20,168**	37,881* 41,386**	62,873* 68,600**
<b>Average HH Income</b>	\$86,161* \$95,112**	\$84,748* \$94,772**	\$90,924* \$102,557**

\*2014 Estimate  
\*\*2019 Projection

### FOR MORE DETAILS CONTACT:

STEVE SCHATTGEN | [sschattgen@cbcommercial.com](mailto:sschattgen@cbcommercial.com) | C: 540.845.6780 | O: 540.786.3376

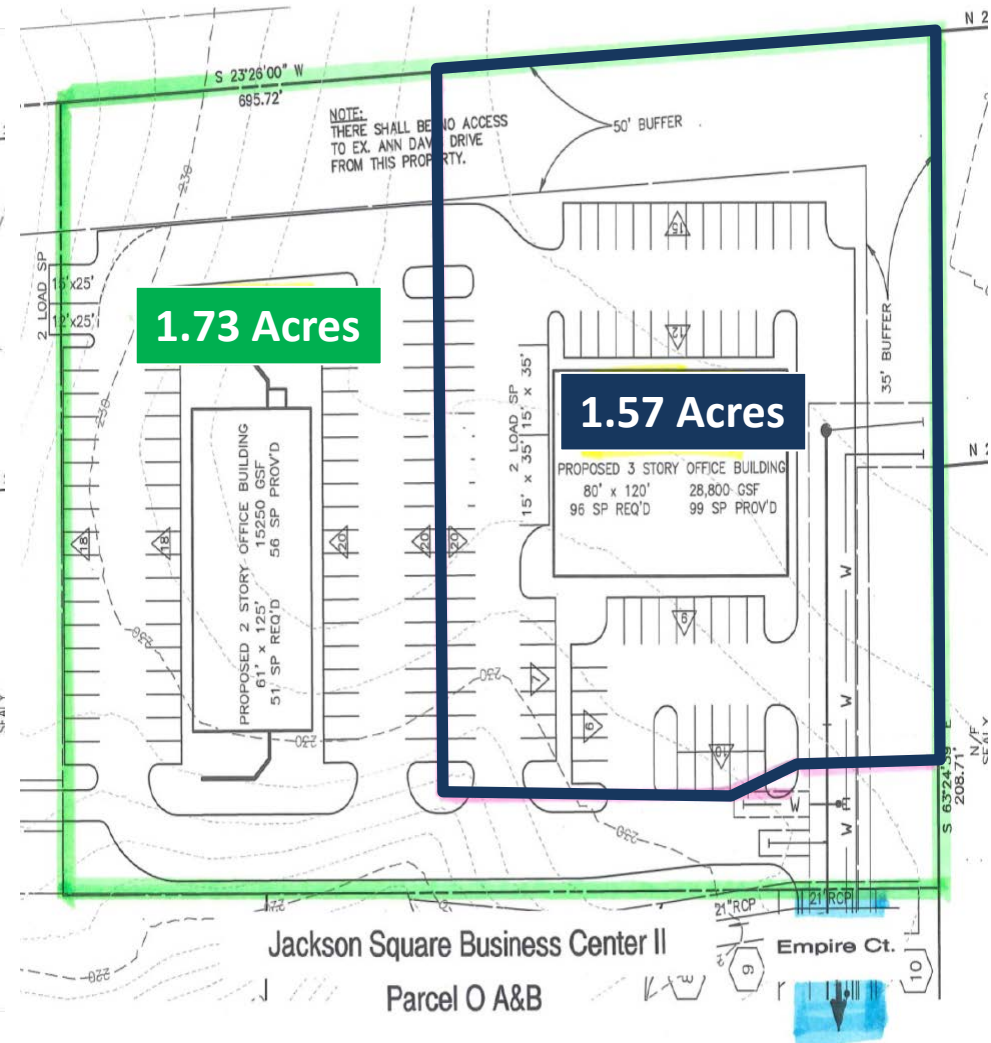
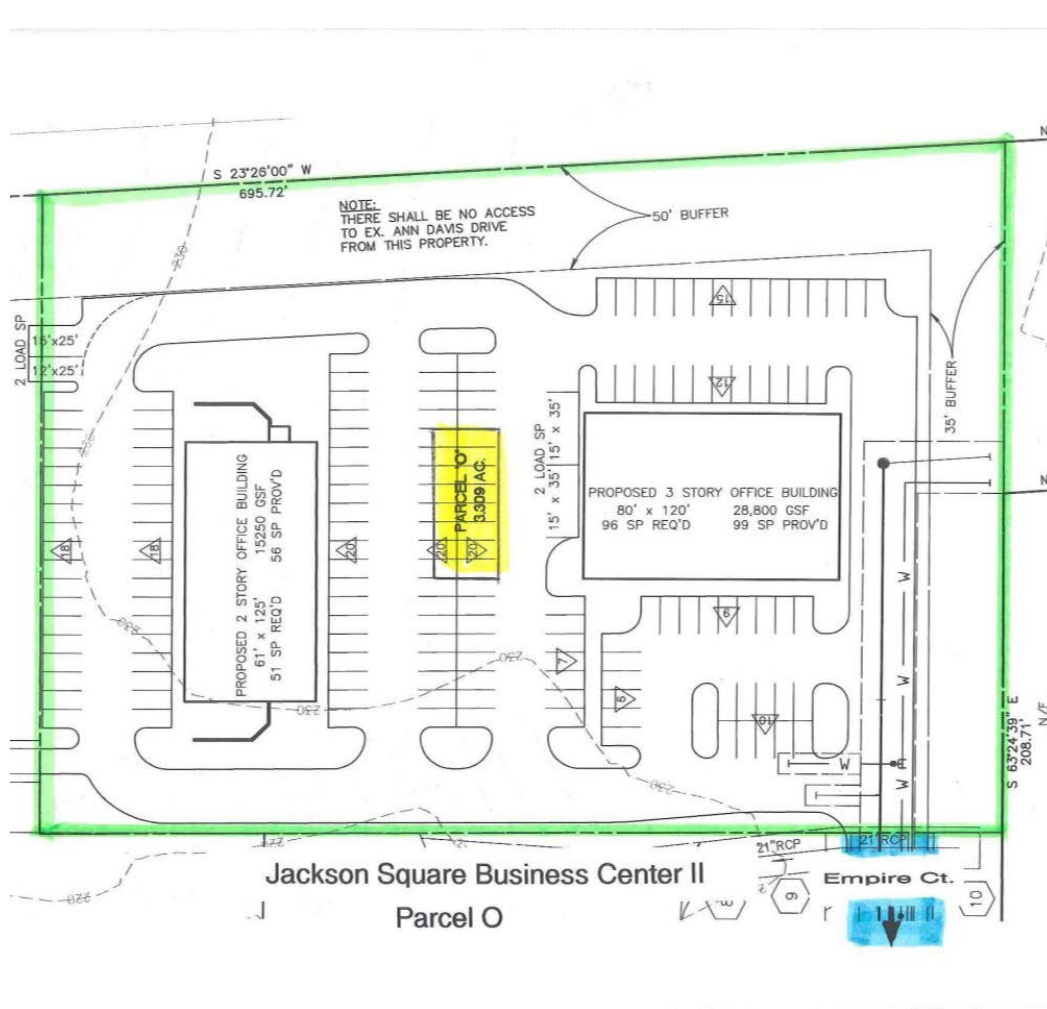
Coldwell Banker Commercial Elite  
1201 Central Park Boulevard Fredericksburg, VA 22401



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**CONCEPTUAL SITE PLANS**

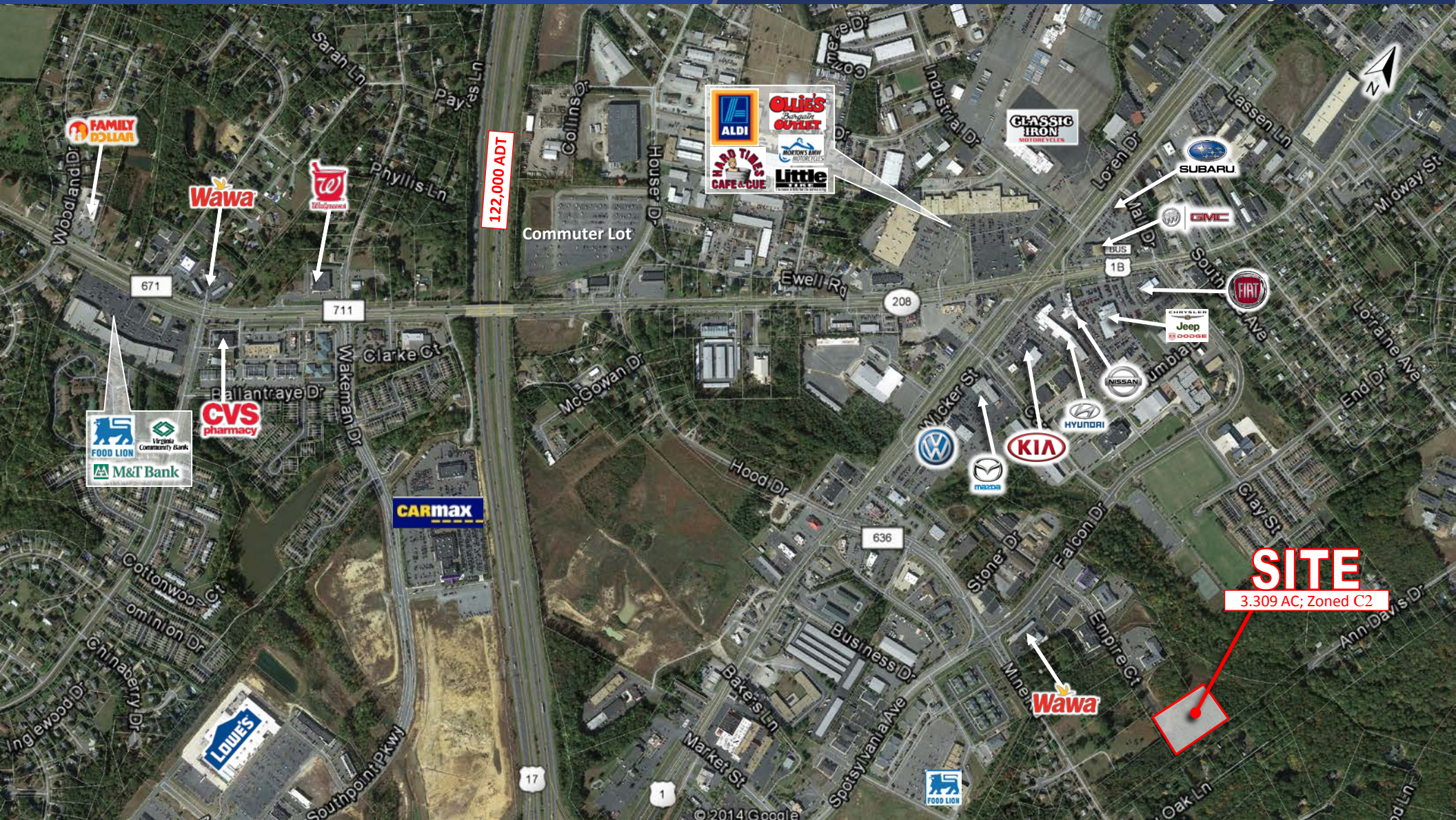
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**JACKSON SQUARE BUSINESS CENTER II**

**AERIAL PROXIMITY MAP: Nearby Businesses**



**JACKSON SQUARE BUSINESS CENTER II**

**AERIAL PROXIMITY MAP: PLANNED & EXISTING HOUSING**

**Planned or Approved  
Built/Underway**

