



4400 Empire Court • Fredericksburg, Virginia 22408



FOR MORE DETAILS CONTACT:

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3.309 ACRE COMMERCIAL PARCEL FOR SALE

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

*2014 Estimate **2019 Projection

Coldwell Banker Commercial Elite

1201 Central Park Boulevard Fredericksburg, VA 22401

CBCElite.com / CBCWorldwide.com

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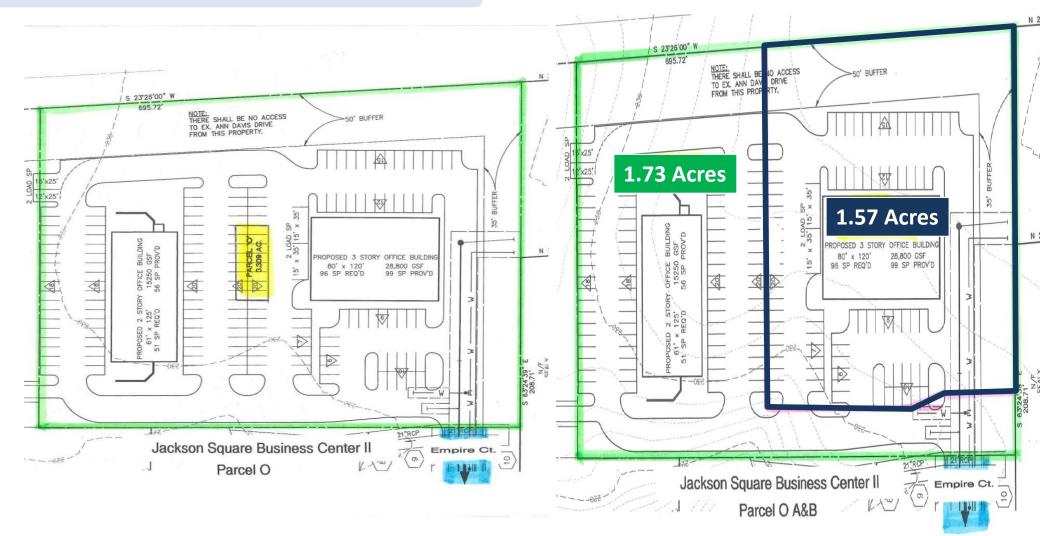


ELITE

JACKSON SQUARE BUSINESS CENTER II

CONCEPTUAL SITE PLANS

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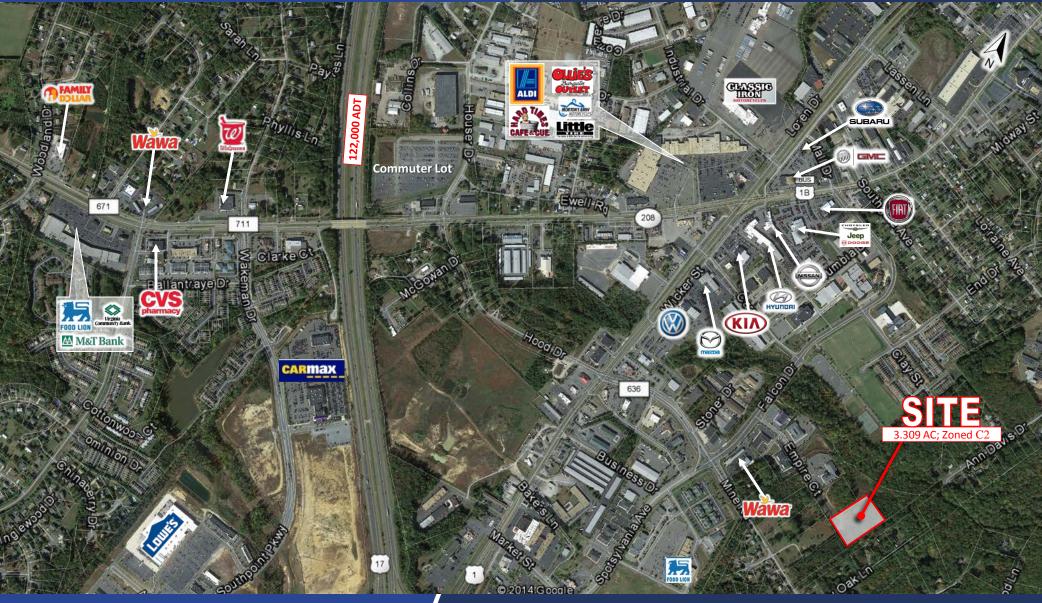
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JACKSON SQUARE BUSINESS CENTER II

AERIAL PROXIMITY MAP: Nearby Businesses



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JACKSON SQUARE BUSINESS CENTER II

AERIAL PROXIMITY MAP: PLANNED & EXISTING HOUSING

