



FOR SALE

1 Acre Signalized Corner Lot in High Traffic Location

672 Fairfax Pike, Stephens City, VA 22655 • Asking \$550,000

Gillian Greenfield, CCIM | O: (877) 667-7071 | C: 540.974.3927

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**COLDWELL BANKER
COMMERCIAL**
PREMIER

FOR SALE

HIGH TRAFFIC CORNER LOT

672 Fairfax Pike | Stephens City, VA



PROPERTY DESCRIPTION

1 acre parcel at signalized corner to new 50,000-square-foot Publix planned for the Sherando Green shopping center in Stephens City, VA. Property is located at the southeast corner of Fairfax Pike and Warrior Drive. Currently zoned RA, Purchaser to rezone to B2. Property is in Comp Plan for commercial, and Seller will allow rezoning contingency. All utilities to site. Ideal for all high traffic commercial uses! Close to I-81 and commuter routes, schools, shopping, restaurants, and more. Excellent commercial location or investor's long term hold or 1031 Replacement Property!

Asking \$550,000

MLS #VAFV2039444

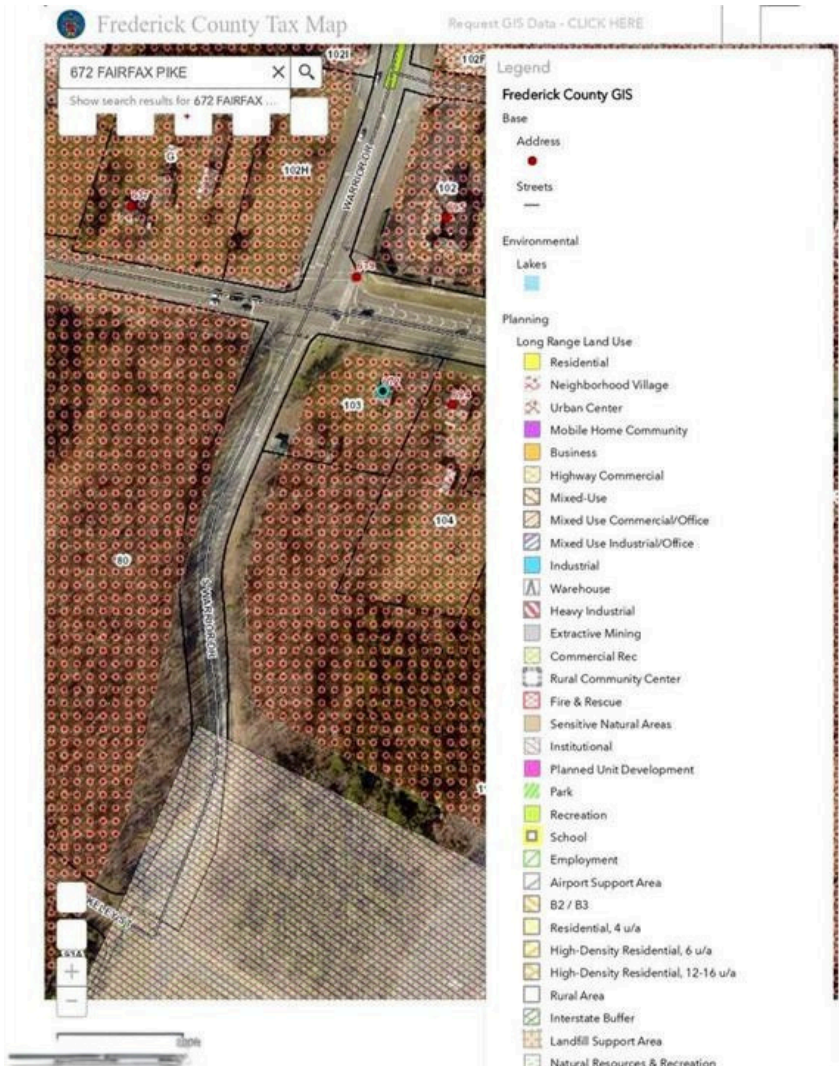
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GIS & AERIAL VIEW

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PROPERTY PHOTO

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LOCATION DETAILS

HIGH TRAFFIC CORNER LOT

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For over a decade, Frederick County has consistently ranked in the top tier of Virginia localities for new capital investment and job growth. The region has earned national recognition from Forbes as one of the “Best Small Places for Business & Careers” and from Site Selection magazine as a “Top 10 Tier-3 Metro Area.” These distinctions reflect a thriving, diversified economy powered by manufacturing, logistics, professional services, technology, healthcare, agribusiness, and entrepreneurial growth throughout the county.

Frederick County’s continued expansion in residential communities, medical campuses, educational institutions, and mixed-use development strengthens the consumer base that retailers and service providers depend on. Ongoing population growth and rising household incomes are driving increased demand for retail, dining, healthcare, and professional services.

Recent years have brought significant corporate investment and expansion, particularly in distribution, advanced manufacturing, and logistics. Companies are attracted by the region’s skilled workforce, pro-business environment, and strategic Mid-Atlantic location. This sustained economic vitality fuels job creation, consumer spending, and long-term demand for commercial services.

Location is everything in real estate, and Frederick County delivers. Situated approximately 80 miles west of Washington, D.C., the county lies at the crossroads of I-81 and I-66, with access to CSX rail, Winchester & Western rail lines, and three major international airports — positioning the region as a logistical hub for distribution and regional commerce.

Frederick County presents an exceptional opportunity for commercial real estate investment. Combining strategic location, economic strength, and sustained growth, the county offers both immediate market opportunity and long-term potential.

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DEMOGRAPHICS

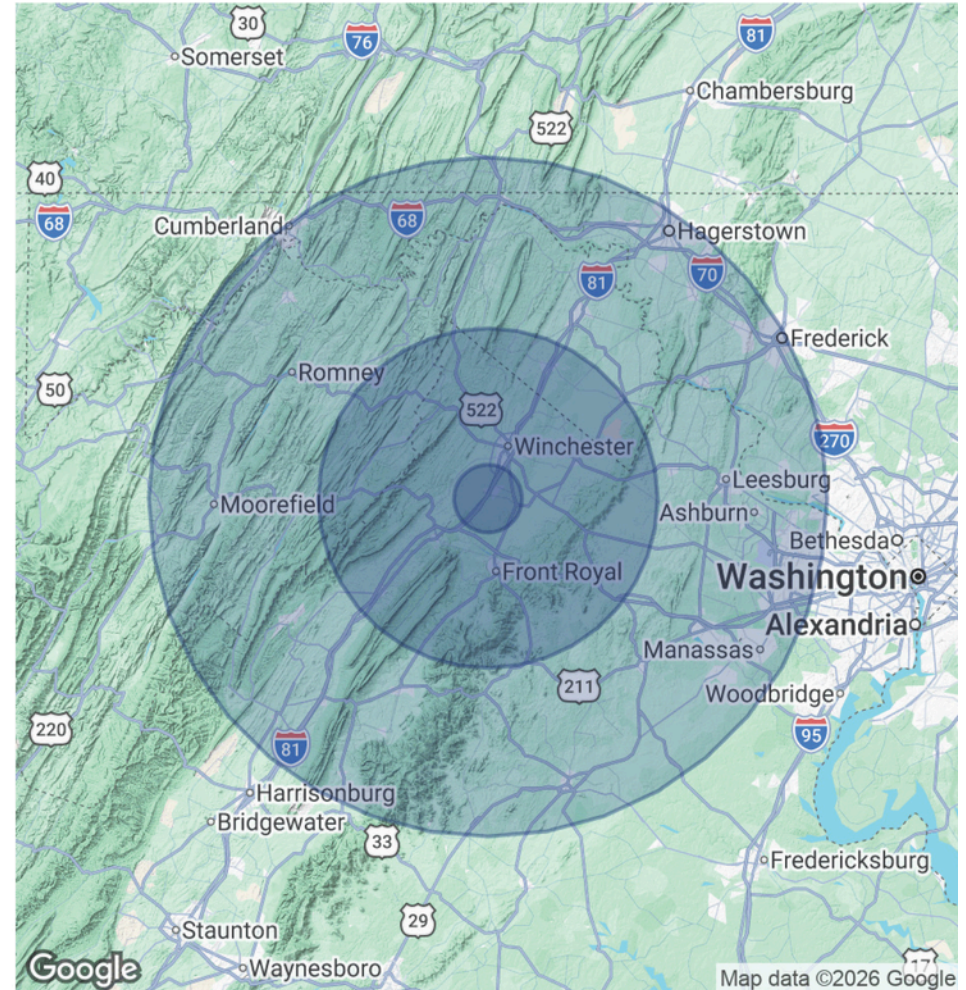
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672 Fairfax Pike | Stephens City, VA

POPULATION	5 MILES	25 MILES	50 MILES
Total Population	34,907	351,131	2,158,883
Average Age	41	41	40
Average Age (Male)	40	40	39
Average Age (Female)	42	42	41

HOUSEHOLDS & INCOME	5 MILES	25 MILES	50 MILES
Total Households	13,118	133,931	772,013
# of Persons per HH	2.7	2.6	2.8
Average HH Income	\$116,911	\$118,906	\$162,502
Average House Value	\$420,599	\$419,659	\$574,443

Demographics data derived from AlphaMap



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