



COMMERCIAL REAL ESTATE

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4.10 Acres, 2  
Parcels

LAND FOR SALE

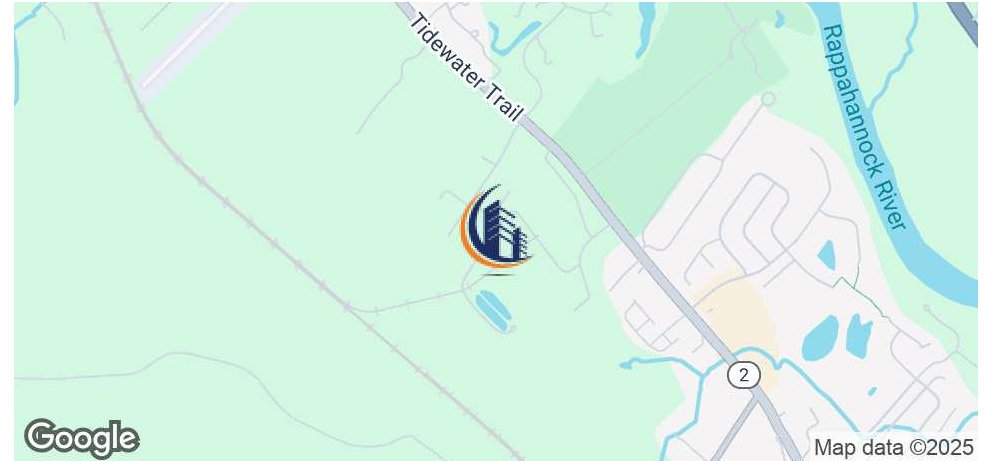
# Industrial Pad Site

11000 AND 10990 PIERSON DR, FREDERICKSBURG, VA 22408



## EXECUTIVE SUMMARY

**Industrial Pad Site** 11000 and 10990 Pierson Dr, Fredericksburg, VA 22408



### OFFERING SUMMARY

Sale Price:	\$1,600,000
Lot Size:	4.1 Acres
Zoning:	I-1
Taxes:	\$4,132.00
Market:	Washington DC
Submarket:	Fredericksburg
Traffic Count:	1,109

### PROPERTY OVERVIEW

K & M Commercial, as the exclusive brokerage firm, is happy to present this industrial pad site for sale; 4.10 Acres on 2 parcels located within the Fredericksburg Business Center. Zoning allows for many uses, and the site is adjacent to the Shannon Airport and minutes from downtown Fredericksburg. Will subdivide parcels. Owner financing is available.

### PROPERTY HIGHLIGHTS

- 4.10 Acre Industrial Pad Site
- Located on 2 Parcels within the Fredericksburg Business Center
- Zoning allows for many uses
- Will subdivide parcels
- Owner Financing Available

**KAYVAN MEHRBAKSH, CCIM, MBA**

703.734.2822

kayvan@svndc.com

**K&M Commercial Real Estate** 703.734.2822

10530 Warwick Avenue Fairfax, VA 22030



## ADDITIONAL PHOTOS

Industrial Pad Site 11000 and 10990 Pierson Dr, Fredericksburg, VA 22408



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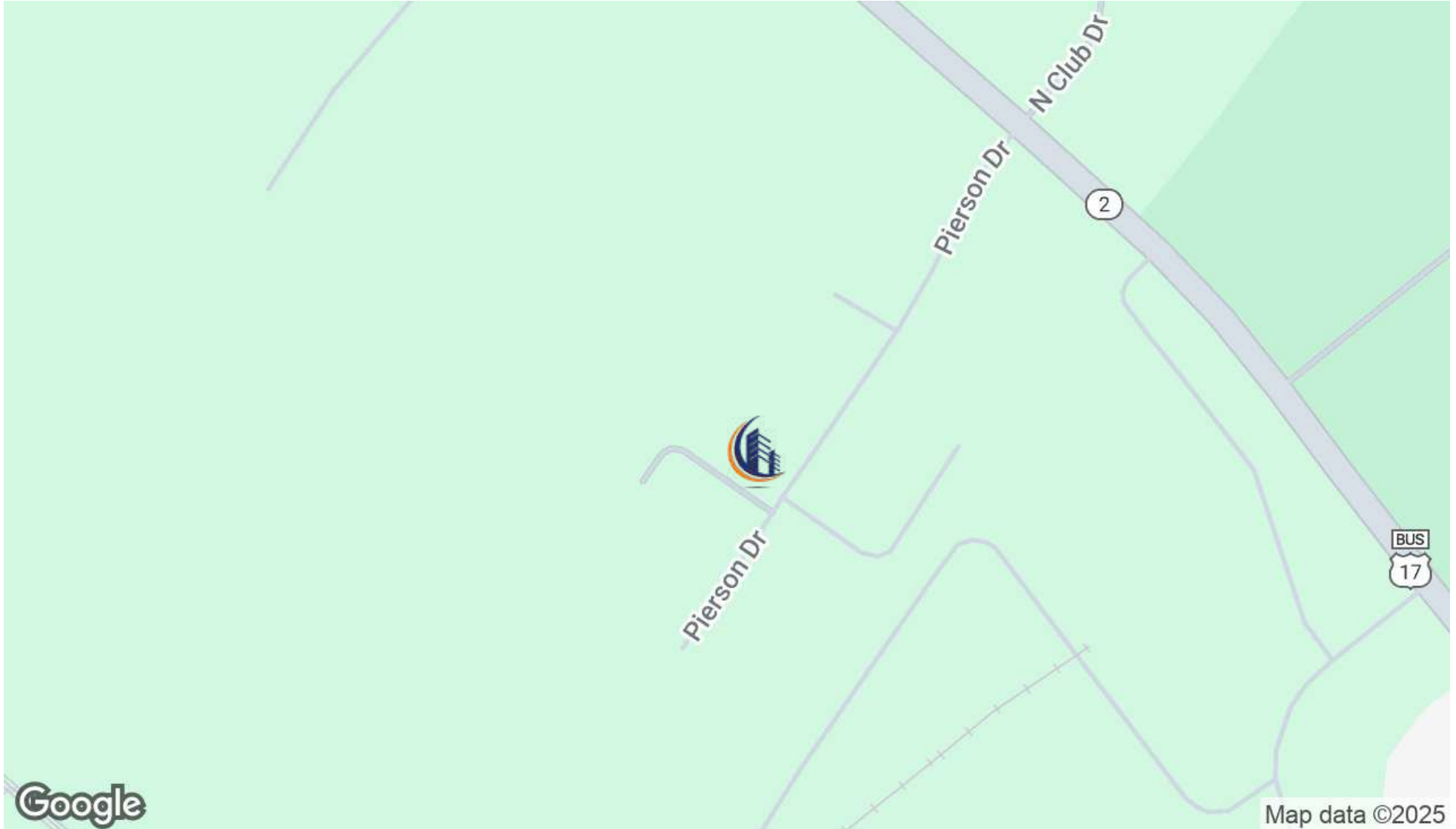
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## LOCATION MAP

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# DEMOGRAPHICS MAP & REPORT

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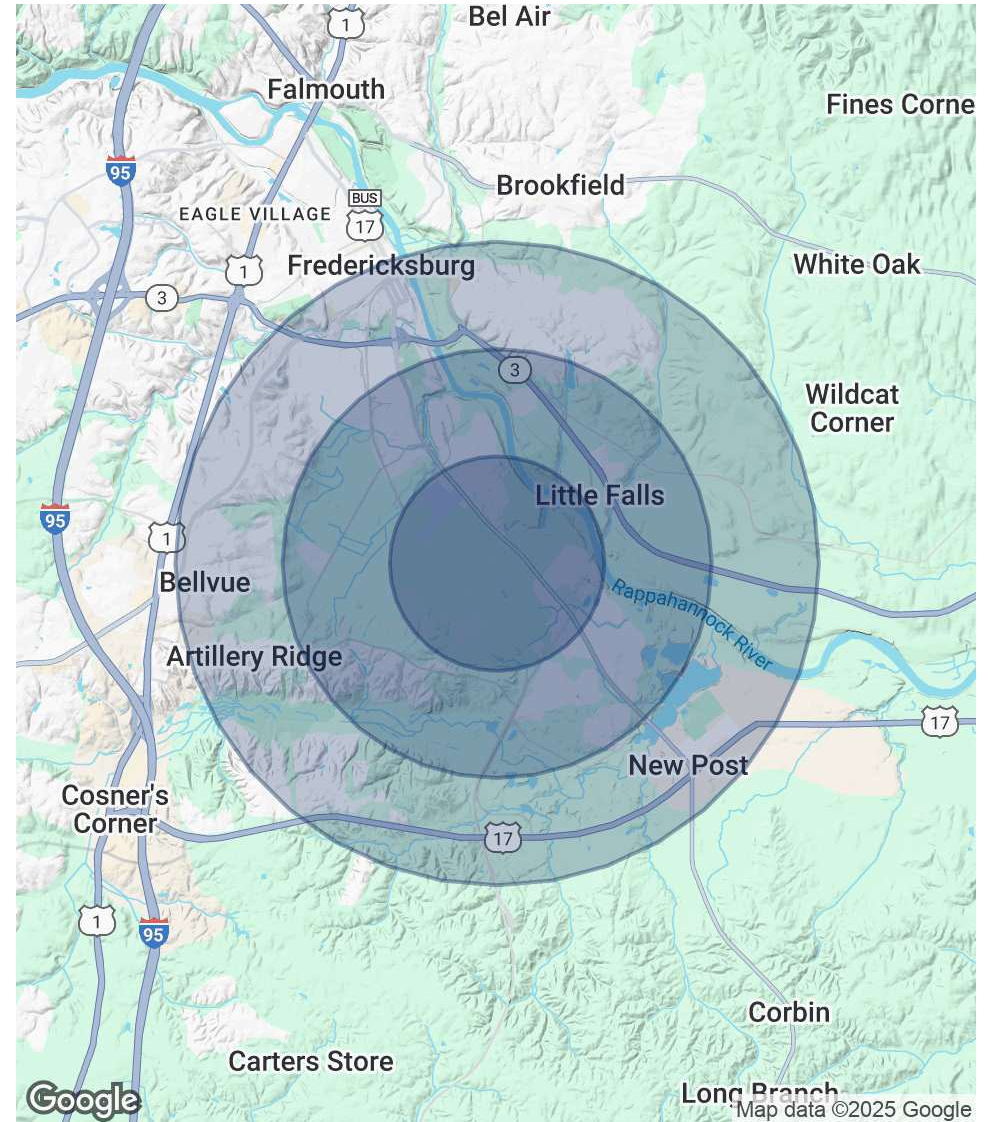
## POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	2,383	11,666	33,533
Average Age	37	37	38
Average Age (Male)	36	37	37
Average Age (Female)	37	38	39

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	790	3,921	12,133
# of Persons per HH	3	3	2.8
Average HH Income	\$154,423	\$150,777	\$139,297
Average House Value	\$461,338	\$441,468	\$450,667

Demographics data derived from AlphaMap



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