



CUSHMAN &
WAKEFIELD

THALHIMER



1559 WARRENTON ROAD

FREDERICKSBURG, VA 22406

3 ACRES AVAILABLE

Property Highlights

- Mostly clear lot with trees in the back
- Land fronts Route 17 with 200 feet of road frontage
- Prime for development, just west of Geico and Walmart
- Just past Payne's Corner directly on Route 17 in Stafford County

Total Size	3 Acres
Asking Price	\$395,000
Timing	Available immediately
Zoning	A1 - subject to rezoning to B2 commercial

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