

HARVEY REALTY GROUP

Land For Sale

778 Cambridge Street, Fredericksburg, Virginia



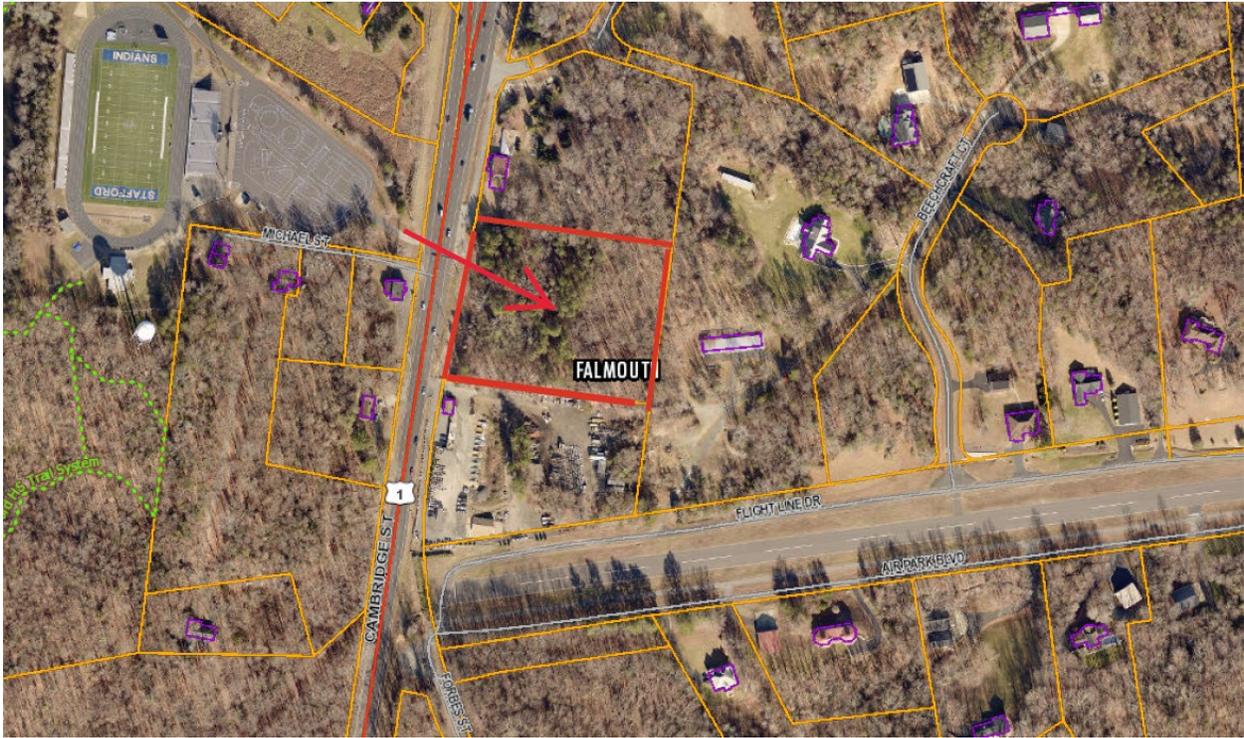
Lot Size:	4.3± acres
Zoning:	B-2, Urban Commercial
Pricing:	\$1,500,000 (@ \$7.85/SF)
Stafford TM:	46 18
Shape-Topography:	Rectangular, Mostly Level and At-Grade
Traffic Counts:	28,000 AADT

Excellent development potential with level topography and extensive frontage along the Northbound side of Route 1, just south of Centerpoint Parkway exit to I-95 and the new WaWa Station.

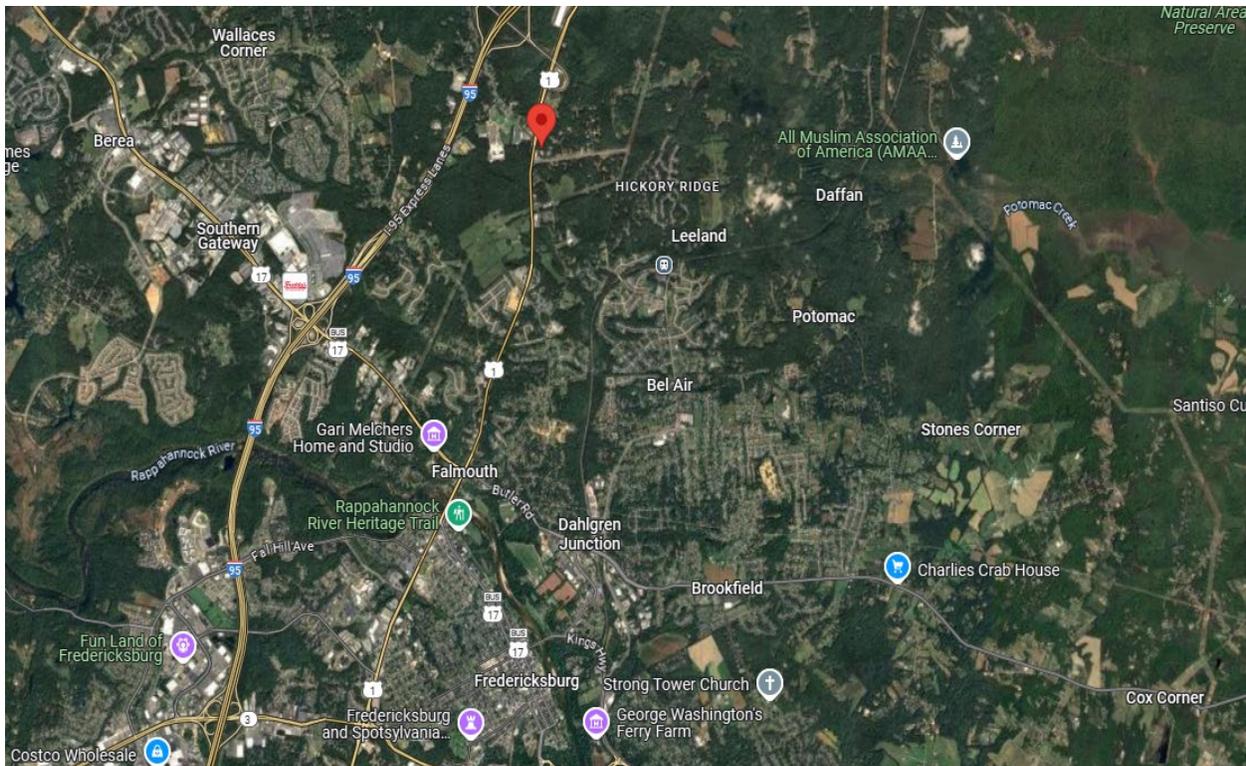
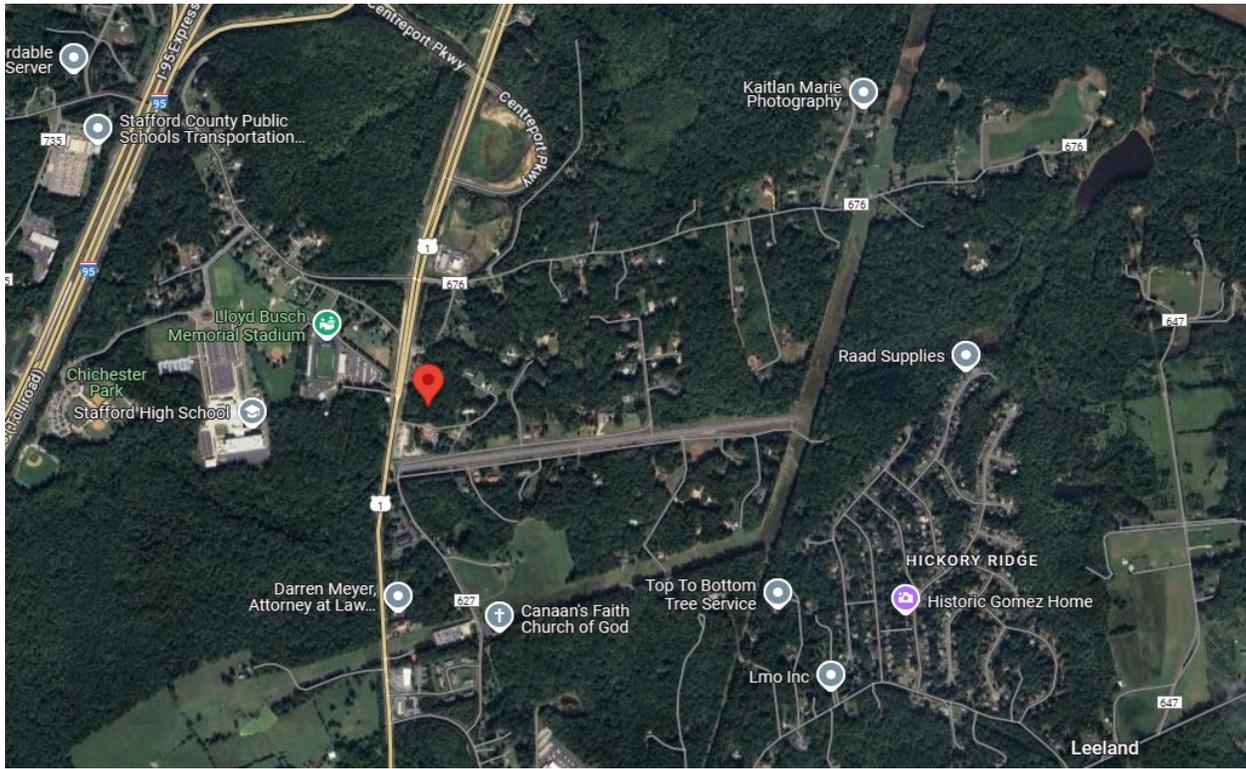
Brokerage:	William C. Harvey & Associates Inc (dba Harvey Realty)
Contact:	John Lansbury
Work	W-703-277-3361 // C-703-403-0052
Email:	jlansbury@metropolitanvaluations.com

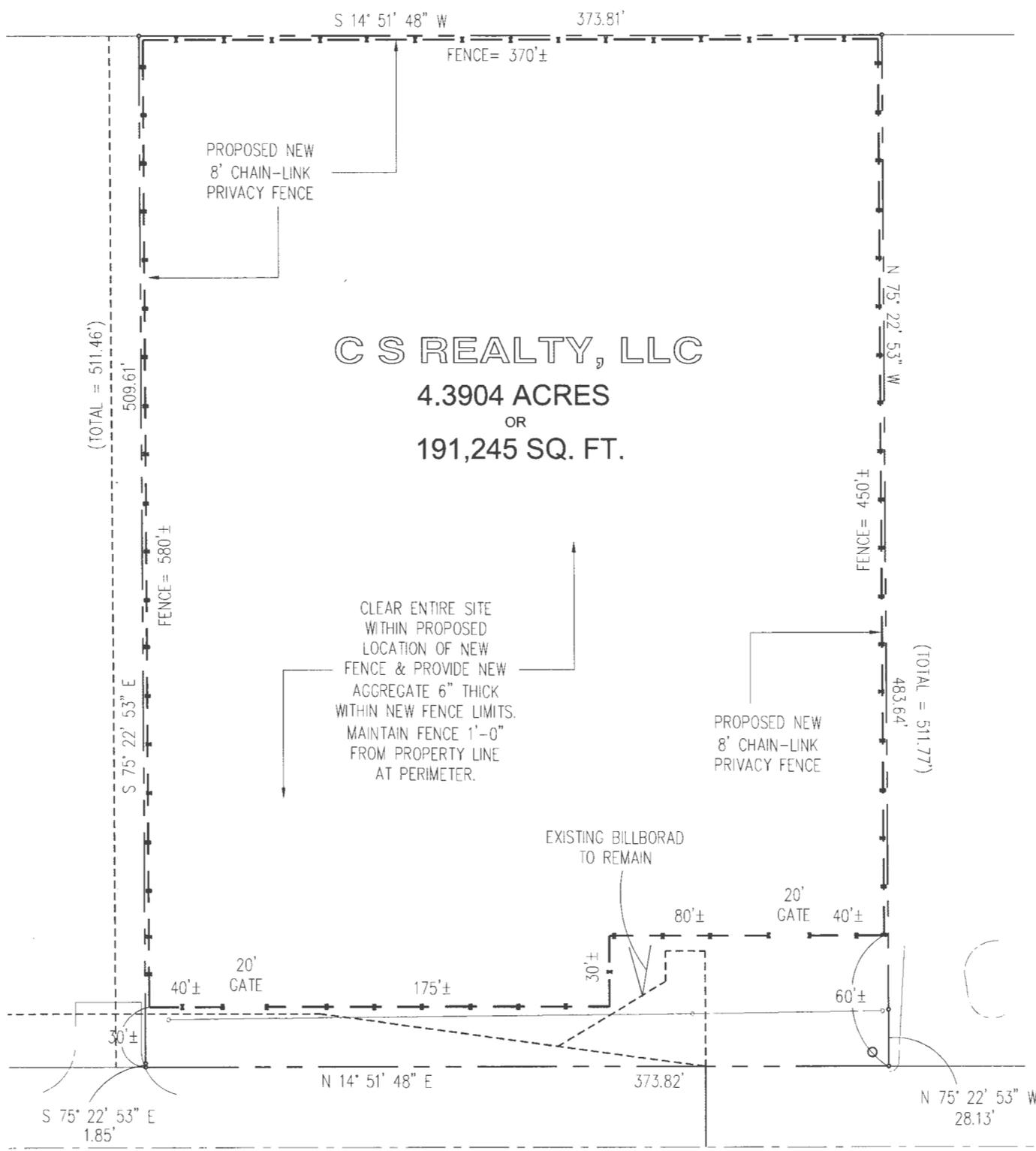
Marketing information contained herein is deemed accurate, but not guaranteed. All property information to be confirmed and verified by prospective buyer. Offering subject to price changes and/or withdrawal without notice.

HARVEY REALTY GROUP



HARVEY REALTY GROUP





ROUTE 1 JEFFERSON DAVIS HIGHWAY
(R/W VARIES)

SCALE: AS NOTED DATE: 8.11.2017 PROJECT NO: 14-017	DRAWING TITLE: PROPERTY PLAN & PROPOSED CLEARING LIMITS	PROJECT: C S REALTY PROPERTY 778 ROUTE 1 778 JEFFERSON DAVIS HWY, STAFFORD VA	ISSUE: 8.11.2017 DATE: FOR APPROVAL DESCRIPTION:	M.A.B. BY:
		DRAWING TITLE: PROJECT:	ISSUE: 8.11.2017 DATE: FOR APPROVAL DESCRIPTION:	M.A.B. BY:

B-2 Urban Commercial

The purpose of the B-2 district is to designate appropriate areas for high intensity commercial uses intended to serve retail sales and service and business and professional service needs, at a regional or countywide scale. These areas should be located at strategic nodes along arterial and major collector roads where there are adequate utilities and facilities to serve intense development.

(a) Uses permitted by right:

Adult day care center.

All uses permitted by right in the B-1 district.

Bank and lending institution.

Barber/beauty shop.

Building material sale and storage yard and mulch sale.

Car wash.

Child care center.

Clinic, medical and dental.

Club, lodge, fraternal organization.

Convenience center.

Dance studio.

Drug store.

Dry cleaner/laundry.

Farmers market (in accordance with subsection [28-39\(v\)](#)).

Flex office.

Florist.

Funeral home.

General office use.

Gift/antique shop.

Hotel.

Indoor flea market.

Lot intensity commercial retail.

Lumber/building/electrical/plumbing supply with covered storage.

Machinery sale and service.

Medical/dental office.

Medium intensity commercial retail.

Motel.

Pet store.

Place of worship.

Plant and tree nursery/greenhouse.

Printing, publishing, engraving.

Professional office.

Public facilities/utilities but not including generating facilities, substations, switching stations and wastewater treatment facilities which are permitted as a conditional use permit and no propane-heating fuel distribution facilities.

Public works excluding wastewater treatment facilities.

Recreational enterprise.

Restaurant.

Retail bakery.

Retail food shop.

School.

School, vocational.

Tailor shop.

Theater with fewer than 3,500 seats.
Wholesale business.

(b) Conditional use permit:

Adult business.
Arcade.
Auto service.
Automobile repair.
Boat sales.
Broadcasting station.
Drive-through.
Dwelling for watchman or caretaker on premises.
Fleet parking.
Hospital.
Marina.
Motor vehicle rental.
Motor vehicle sales.
Nightclub.
Outdoor flea market.
Public facilities/utilities for generating facilities, substations, switching stations and wastewater treatment facilities (except for the expansion or modification to a wastewater treatment facilities existing prior to October 17, 2006).
Public parking lot.
Retail photo laboratory processing.
Theater with 3,500 or more seats.
Vehicle fuel sales.
Warehouse, mini-storage.
Warehouse, storage.

(c) Special exception:

Microbrewery in accordance with subsection [28-39\(w\)](#).

(d) Requirements:

Maximum floor area ratio 0.70
Open space ratio 0.25
Minimum yards:
Front* 40
Side** 0
Back 25

Maximum height (in feet) 65

* Front setback may be reduced. Specified in subsection 28-59(f)(10).

** Where adjoining property is other than commercial or industrial, the side yard shall be fifteen (15) feet or greater.

(Ord. No. 094-29, 8-9-94; Ord. No. 095-10, 3-7-95; Ord. No. 095-40, 5-16-95; Ord. No. 096-05, 1-2-96; Ord. No. 097-19, 2-18-97; Ord. No. 099-42, 7-13-99; Ord. No. 000-35, 6-6-00; Ord. No. 001-04, 1-2-01; Ord. No. 001-16, 4-10-01; Ord. No. 001-27, 5-1-01; Ord. No. 001-39, 8-16-01; Ord. No. 001-48, 9-13-01; Ord. No. 002-18, 4-2-02; Ord. No. 006-01, 6-20-06; Ord. No. 006-83, 10-17-06; Ord. No. 006-73, 12-19-06; Ord. No. 007-42, 9-4-07; Ord. No. 007-78, 12-18-07; Ord. No. 008-61, 9-2-08; Ord. No. 009-13, 6-16-09; Ord. No. 010-14, 3-16-10; Ord. No. 011-10, 6-21-11; Ord. No. 012-07, 6-19-12; Ord. No. 012-16, 12-4-12; Ord. No. 013-07, 6-4-13; Ord. No. 013-36, 9-3-13; Ord. No. 018-08, 2-6-18; [Ord. No. 021-02](#), 3-2-21; [Ord. No. 023-24](#), 10-17-23)

Demographic Summary Report

778 Cambridge St, Fredericksburg, VA 22405

Building Type: **Land** Total Available: **0 SF**
 Class: - % Leased: **0%**
 RBA: - Rent/SF/Yr: -
 Typical Floor: -



Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	1,393	32,726	86,648
2024 Estimate	1,268	29,559	79,215
2020 Census	1,190	26,679	72,160
Growth 2024 - 2029	9.86%	10.71%	9.38%
Growth 2020 - 2024	6.55%	10.80%	9.78%
2024 Population by Hispanic Origin	208	3,989	9,794
2024 Population	1,268	29,559	79,215
White	736 58.04%	15,331 51.87%	44,882 56.66%
Black	174 13.72%	6,482 21.93%	15,746 19.88%
Am. Indian & Alaskan	2 0.16%	64 0.22%	273 0.34%
Asian	37 2.92%	1,520 5.14%	3,594 4.54%
Hawaiian & Pacific Island	0 0.00%	9 0.03%	39 0.05%
Other	319 25.16%	6,153 20.82%	14,681 18.53%
U.S. Armed Forces	14	297	782
Households			
2029 Projection	485	11,578	31,641
2024 Estimate	441	10,454	28,906
2020 Census	415	9,453	26,297
Growth 2024 - 2029	9.98%	10.75%	9.46%
Growth 2020 - 2024	6.27%	10.59%	9.92%
Owner Occupied	375 85.03%	7,238 69.24%	17,334 59.97%
Renter Occupied	67 15.19%	3,216 30.76%	11,572 40.03%
2024 Households by HH Income	439	10,453	28,906
Income: <\$25,000	52 11.85%	957 9.16%	2,912 10.07%
Income: \$25,000 - \$50,000	53 12.07%	1,371 13.12%	4,065 14.06%
Income: \$50,000 - \$75,000	91 20.73%	2,036 19.48%	5,197 17.98%
Income: \$75,000 - \$100,000	64 14.58%	926 8.86%	3,151 10.90%
Income: \$100,000 - \$125,000	35 7.97%	1,163 11.13%	2,923 10.11%
Income: \$125,000 - \$150,000	31 7.06%	913 8.73%	2,391 8.27%
Income: \$150,000 - \$200,000	60 13.67%	1,341 12.83%	3,633 12.57%
Income: \$200,000+	53 12.07%	1,746 16.70%	4,634 16.03%
2024 Avg Household Income	\$110,995	\$124,215	\$121,473
2024 Med Household Income	\$84,179	\$98,285	\$93,081