

SALE/LEASE

RETAIL/OFFICE CONDOS

12016 | Old Salem Church Rd
FREDERICKSBURG, VA 22407



SPECIFICATIONS

Size: 1,200 - 9,000 SF

Price: \$350.00 PSF

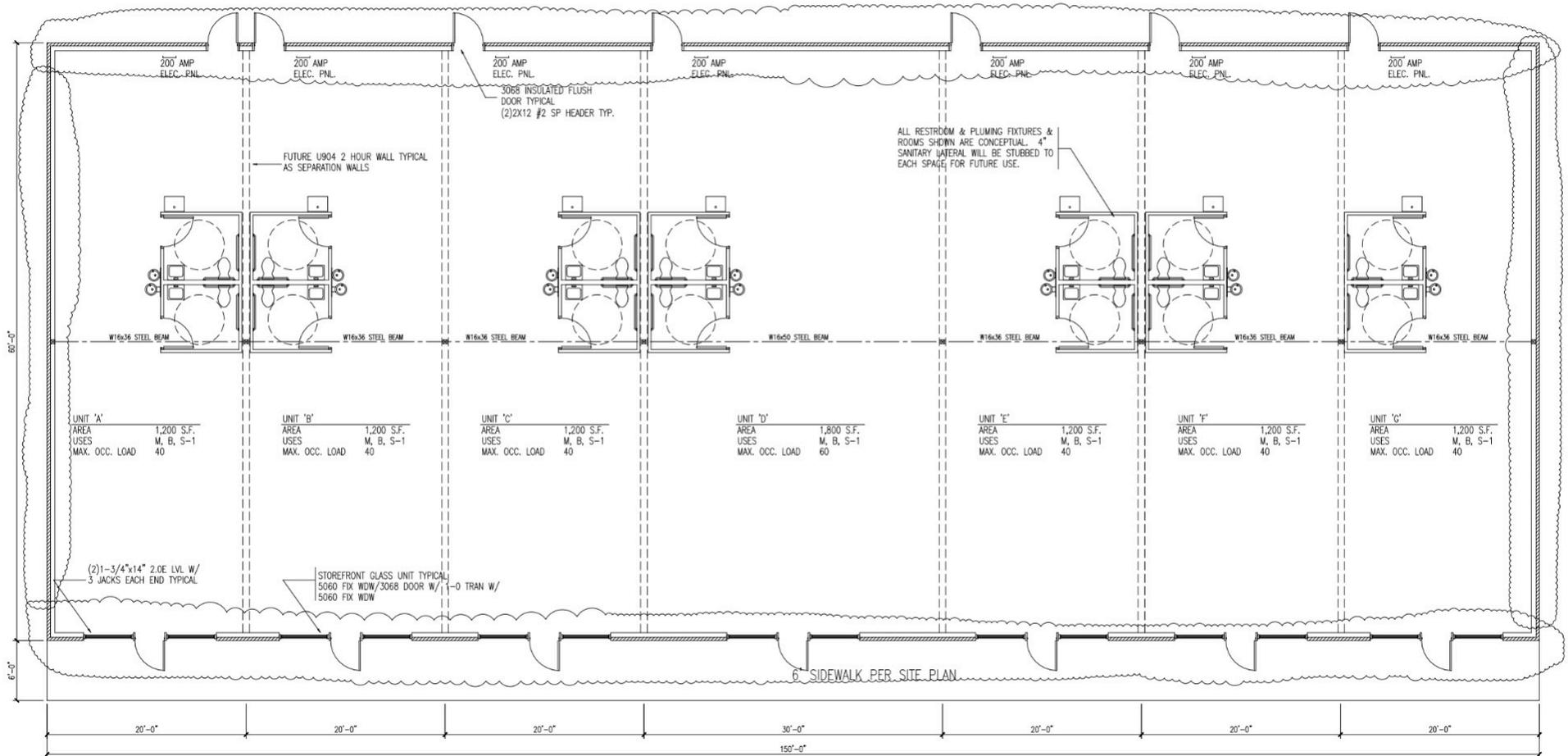
Base Rent: \$27.50 PSF

NNN: \$4.50 PSF

Zoning: C-2

This is not an accurate rendering

PROPOSED FLOORPLAN



Delivery Condition:

- Walls ready for paint
- Concrete floor ready for covering
- Ceiling with lights
- HVAC
- 200 Amp electrical service
- ADA Bathroom

OVERVIEW



J R A

PLANK RD. (RT. 3)

SALEM CHURCH RD.

SITE

- 1,200 - 9,000 SF Retail/Office Condos
- New Construction 2025
- Warm Lit Shell Delivery
- Proximity to Route 3 / Plank Road
- Access from Salem Church Road and Old Salem Church Road
- Multi-tenant retail building

RETAIL OVERVIEW



J R A



Central Park

- LOWE'S
- DSW
- SKY ZONE
- KOHL'S
- BARNES & NOBLE
- Walmart
- Ashley HOMESTORE
- TARGET
- LIFEPOINT CHURCH
- ULTA
- Wawa
- BEST BUY
- Total Wine & MORE
- PET SMART
- OLD NAVY
- FUN LAND

Spotsylvania Crossing Shopping Center

- at home
- Gabes unbelievable!
- TACO BELL
- SUBWAY
- VALUE CITY Furniture
- NORTHERN TOOL & EQUIPMENT
- SALLY BEAUTY
- MISSION BBQ The American Way

Chancellor Center

- ALDI
- FOOD LION
- McDonald's
- Domino's
- TRACTOR SUPPLY CO
- HobbyTown Play Smart
- CVS pharmacy
- AutoZone

Spotsylvania Towne Center

- DICK'S Sporting Goods
- BAM! BOOKS-A-MILLION
- United States Postal Service
- BRVO!
- JCPenney
- belk
- macy's
- H&M
- Guitar Center
- FIREBIRDS WOOD FIRED GRILL
- COSTCO



54 Miles to Washington DC



72,000 VPD

58 Miles to Richmond VA

MAP VIEW



J R A



SITE

PLANK RD. (RT. 3)

SALEM CHURCH RD.

SALEM FIELDS

DEMOGRAPHIC/ INCOME REPORT



J R A

INCOME	2 mile	5 mile	10 mile
Avg Household Income	\$95,172	\$109,819	\$112,450
Median Household Income	\$75,115	\$89,262	\$92,882
< \$25,000	894	4,853	7,576
\$25,000 - 50,000	2,013	7,255	11,364
\$50,000 - 75,000	1,288	6,431	10,916
\$75,000 - 100,000	1,083	5,964	10,210
\$100,000 - 125,000	1,264	5,509	9,435
\$125,000 - 150,000	553	3,850	6,547
\$150,000 - 200,000	662	5,267	10,289
\$200,000+	643	4,754	7,982

POPULATION	2 mile	5 mile	10 mile
2010 Population	20,985	103,870	173,709
2022 Population	22,968	122,390	212,090
2027 Population Projection	23,935	127,484	223,253
Annual Growth 2010-2022	0.7%	1.4%	1.7%
Annual Growth 2022-2027	0.8%	0.8%	1.1%
Median Age	37.9	36.4	37.2
Bachelor's Degree or Higher	27%	34%	34%
U.S. Armed Forces	48	573	1,307

FOR MORE INFORMATION PLEASE CONTACT:



Heather Hagerman

☎ 540-429-2429 (Cell)

☎ 540-372-7675 (Office)

✉ hagerman@johnsonrealtyadvisors.com



Fitzhugh Johnson III

☎ 540-623-4565 (Cell)

☎ 540-372-7675 (Office)

✉ fjohnson3@johnsonrealtyadvisors.com



Andrew Hall

☎ 540-656-3515 (Cell)

☎ 540-372-7675 (Office)

✉ Andrew@johnsonrealtyadvisors.com



JOHNSON

REALTY

ADVISORS

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