

AVAILABLE

0.82 AC REDEVELOPMENT OPPORTUNITY

1603

Dixon St.

FREDERICKSBURG, VA 22407

27,000 + VPD

SPECIFICATIONS

Sale Price:	Inquire
Lease Rate:	Inquire
Utilities:	Available
Zoning:	CH
Tax ID:	254-5A-L9

PROPERTY OVERVIEW



This older, non-operational 5,000 SF car wash sits on a 0.82-acre commercially zoned lot along a highly traveled Fredericksburg corridor. The property offers an excellent redevelopment opportunity for a retail, service commercial, or automotive-oriented user seeking strong visibility and direct frontage on a major thoroughfare. With flexible site potential and surrounding residential density, the parcel is well suited for a new ground-up commercial building or repositioning of the existing structure.



PREMISES



5,000 SF existing car wash structure on a 0.82-acre commercial lot

Strong frontage & visibility along Rt 17/Dixon Street (27,000+ VPD)

Redevelopment opportunity for retail, service, or automotive uses

Surrounded by residential and established commercial uses

Convenient access and multiple layout options for site design

PARCEL OVERVIEW



CURRENT PROPERTY PHOTOS



LOCAL VIEW



PREMISES

44,000 VPD

Lansdowne Rd

Lafayette Blvd



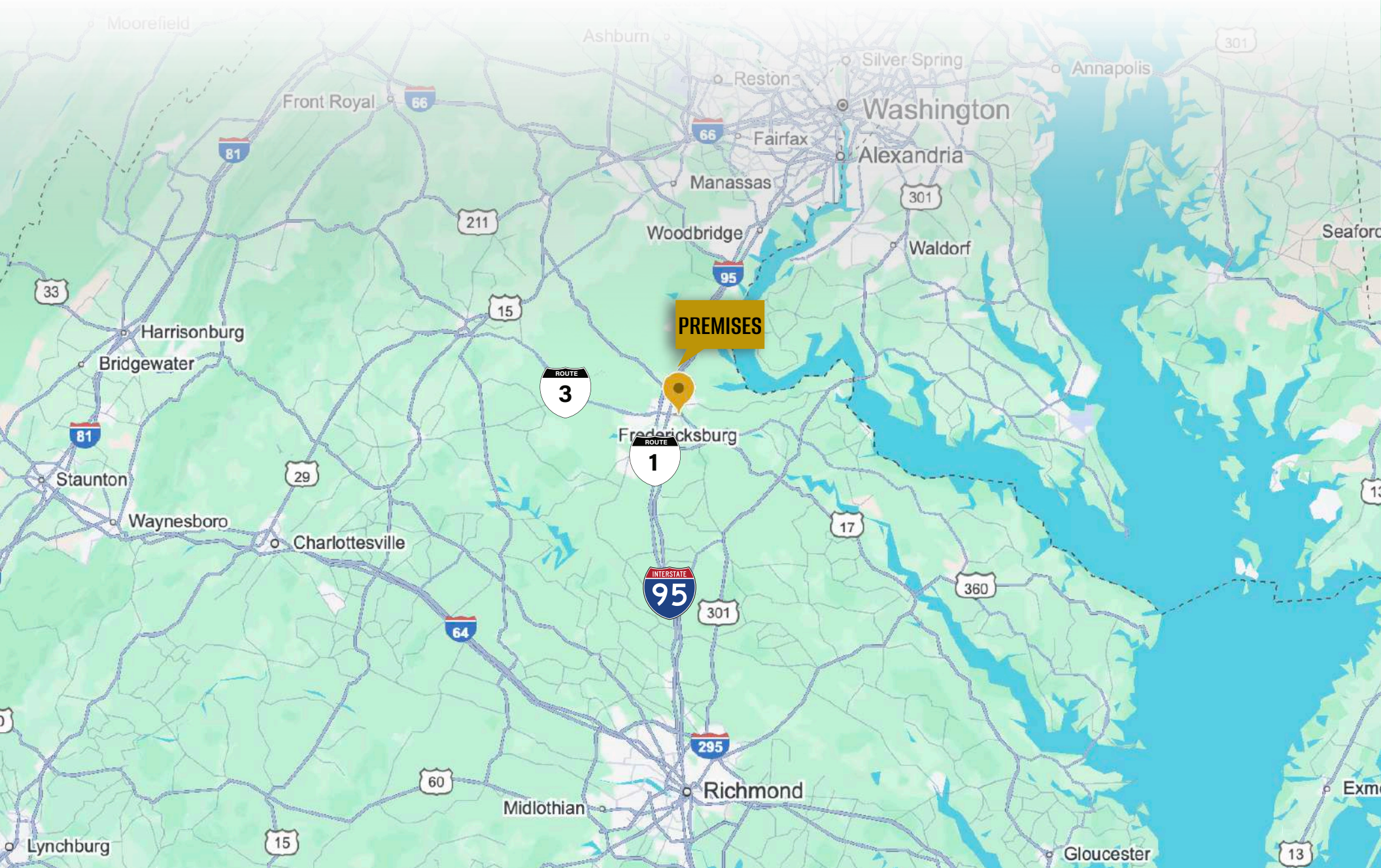
29,000 VPD

Lafayette Blvd



149,000 VPD

REGIONAL VIEW



DEMOGRAPHIC/INCOME REPORT



INCOME	2 mile	5 mile	10 mile
Avg Household Income	\$85,731	\$104,367	\$102,924
Median Household Income	\$64,290	\$80,312	\$78,819
< \$25,000	276	530	1,238
\$25,000 - 50,000	272	1,111	2,189
\$50,000 - 75,000	376	904	2,074
\$75,000 - 100,000	324	800	1,607
\$100,000 - 125,000	33	515	1,226
\$125,000 - 150,000	11	629	1,120
\$150,000 - 200,000	69	354	849
\$200,000+	140	587	1,190

POPULATION	2 mile	5 mile	10 mile
2020 Population	3,882	13,733	29,259
2024 Population	3,892	14,819	31,265
2029 Population Projection	4,252	16,029	33,887
Annual Growth 2020-2024	3.8%	2.0%	1.7%
Annual Growth 2024-2029	1.9%	1.6%	1.7%
Median Age	38.2	38.4	40.4
Bachelor's Degree or Higher	28%	24%	22%
U.S. Armed Forces	0	0	146

FOR MORE INFORMATION PLEASE CONTACT:



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J O H N S O N

REALTY

ADVISORS

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