

SALE

LAKE ANNA VILLAGE BUSINESS PARK

Courthouse Road Spotsylvania, VA 22551



PROPERTY DESCRIPTION

23+ Acre/13 Lot Subdivision near Lake Anna
Subdivision has been approved and recorded
Highest and Best Use - Commercial/Industrial/Flex
Cleared Road Bed on property
Northeast of Lake Anna and one mile south of Ryland Payne Road
Private well and septic

OFFERING SUMMARY

Sale Price:	\$720,000
Lot Size:	23+ Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	84	2,502	20,690
Total Population	231	7,198	62,398
Average HH Income	\$70,555	\$78,719	\$89,408

Donny Self, CCIM
540 842 6202
dself@cbeccommercial.com

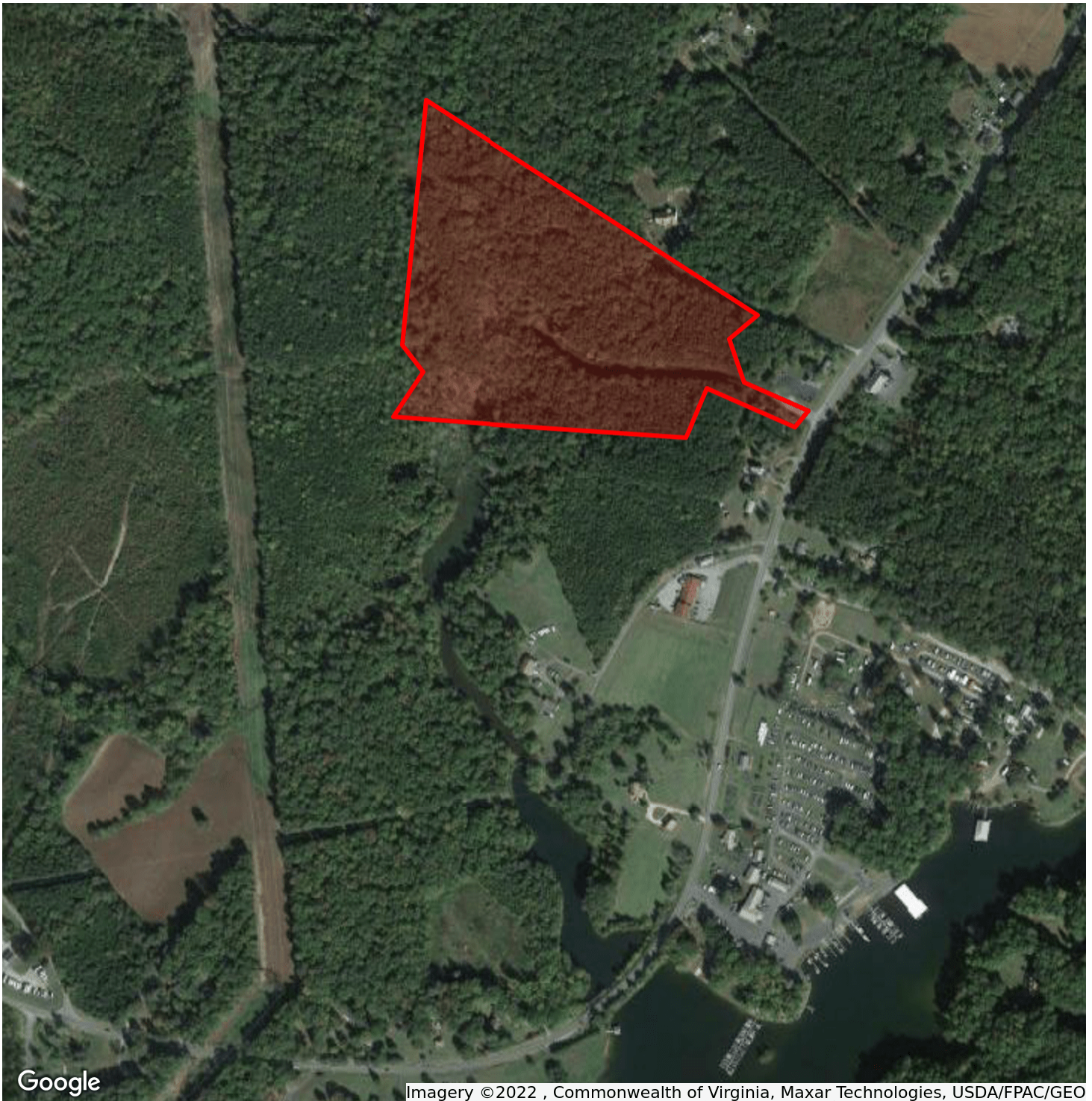


COLDWELL BANKER
COMMERCIAL
ELITE

SALE

LAKE ANNA VILLAGE BUSINESS PARK

Courthouse Road Spotsylvania, VA 22551



Imagery ©2022 , Commonwealth of Virginia, Maxar Technologies, USDA/FPAC/GEO

Donny Self, CCIM
540 842 6202
dself@cbcommercial.com

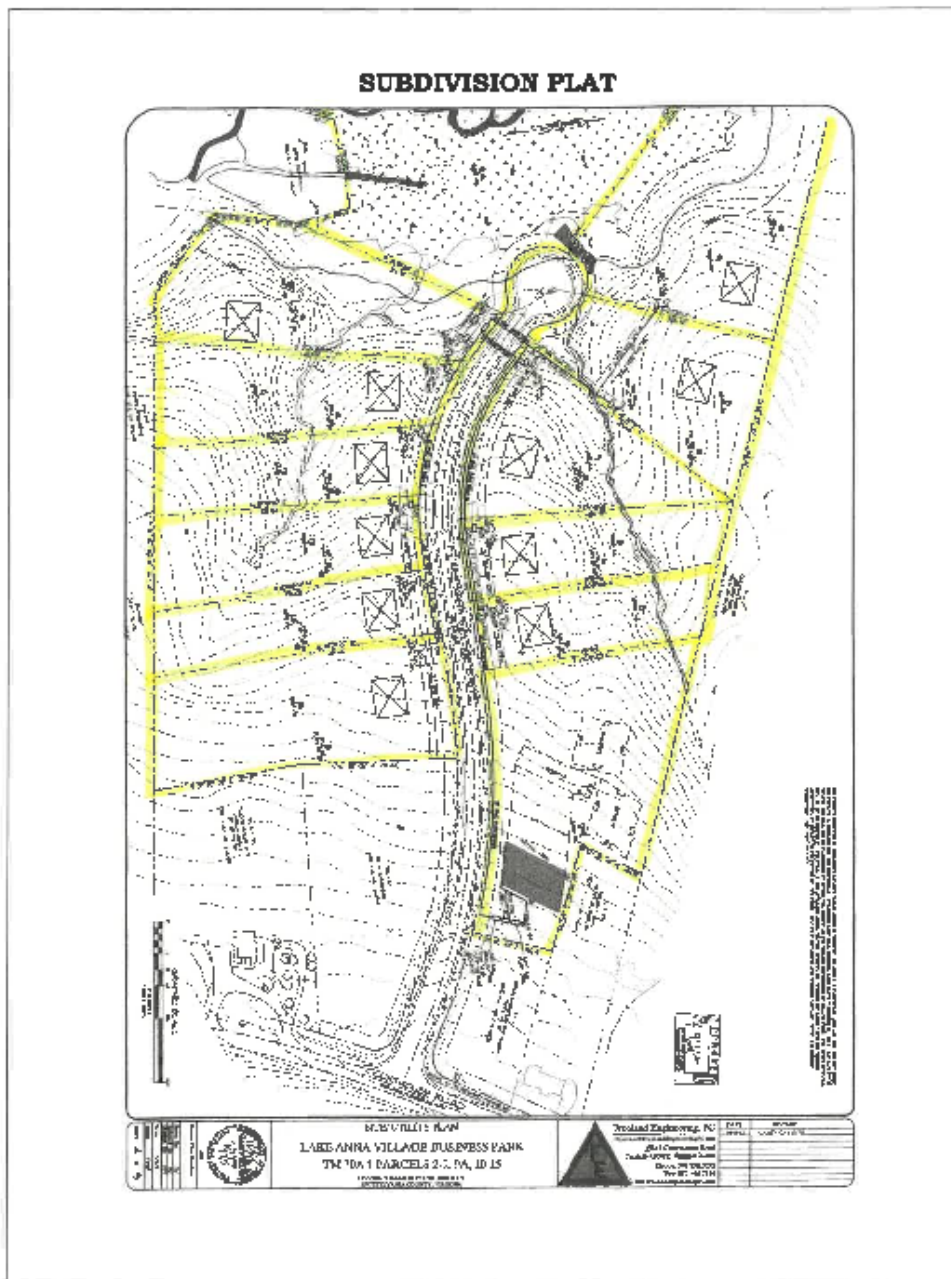


COLDWELL BANKER
COMMERCIAL
ELITE

SALE

LAKE ANNA VILLAGE BUSINESS PARK

Courthouse Road Spotsylvania, VA 22551



Donny Self, CCIM
540 842 6202
dself@cbecommercial.com



COLDWELL BANKER
COMMERCIAL
ELITE

SALE

LAKE ANNA VILLAGE BUSINESS PARK

Courthouse Road Spotsylvania, VA 22551



Donny Self, CCIM
540 842 6202
dself@cbeccommercial.com

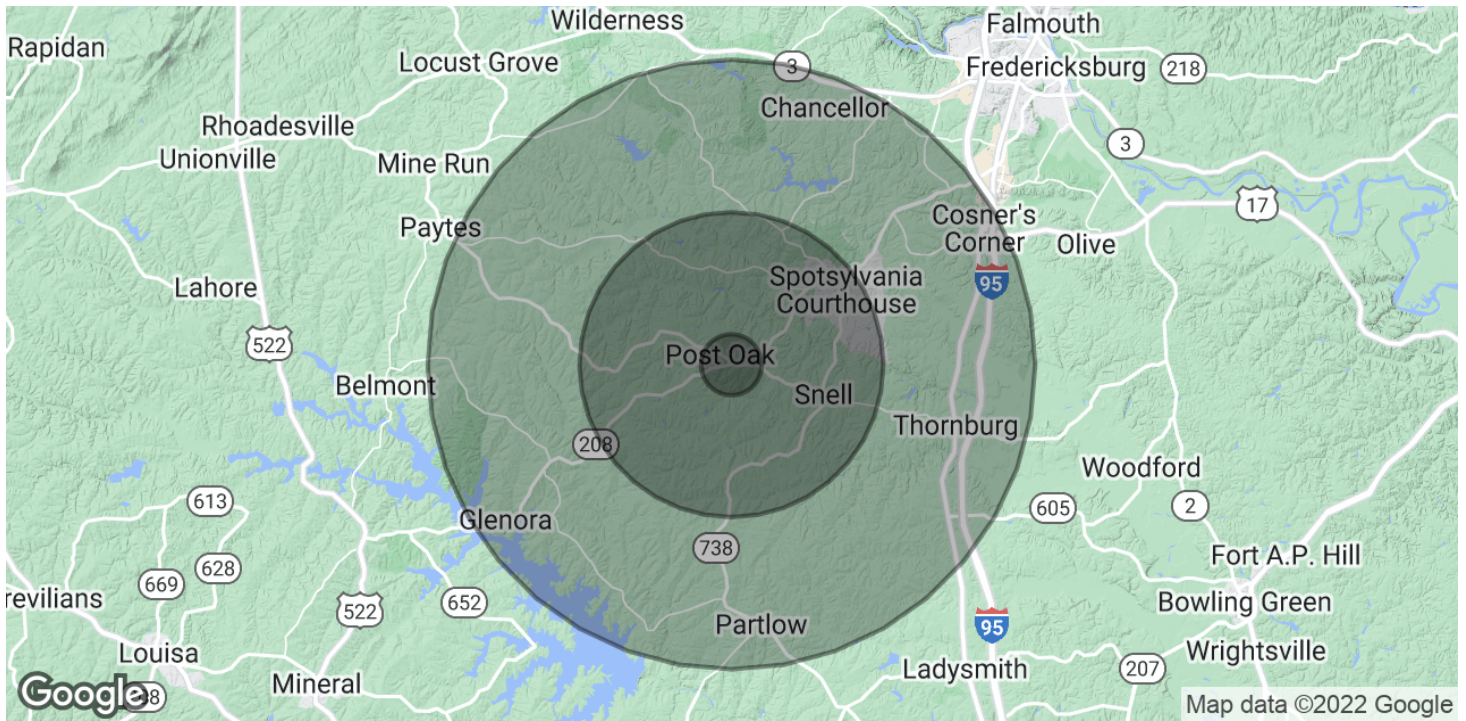


COLDWELL BANKER
COMMERCIAL
ELITE

SALE

LAKE ANNA VILLAGE BUSINESS PARK

Courthouse Road Spotsylvania, VA 22551



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	231	7,198	62,398
Average Age	40.1	39.4	35.7
Average Age (Male)	40.4	37.4	33.7
Average Age (Female)	40.0	40.8	37.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	84	2,502	20,690
# of Persons per HH	2.8	2.9	3.0
Average HH Income	\$70,555	\$78,719	\$89,408
Average House Value		\$269,260	\$350,139

* Demographic data derived from 2010 US Census