

FOR SALE LAND



12000 CAROL LANE FREDERICKSBURG, VA

5.06 ACRES AVAILABLE



CUSHMAN &
WAKEFIELD

THALHIMER

PROPERTY HIGHLIGHTS



5.06 ACRES



PROPERTY FEATURES

- Located off Route 3 / Plank Road
- Adjoins medical facilities and dense residential population
- Storm water management in place



\$500,000

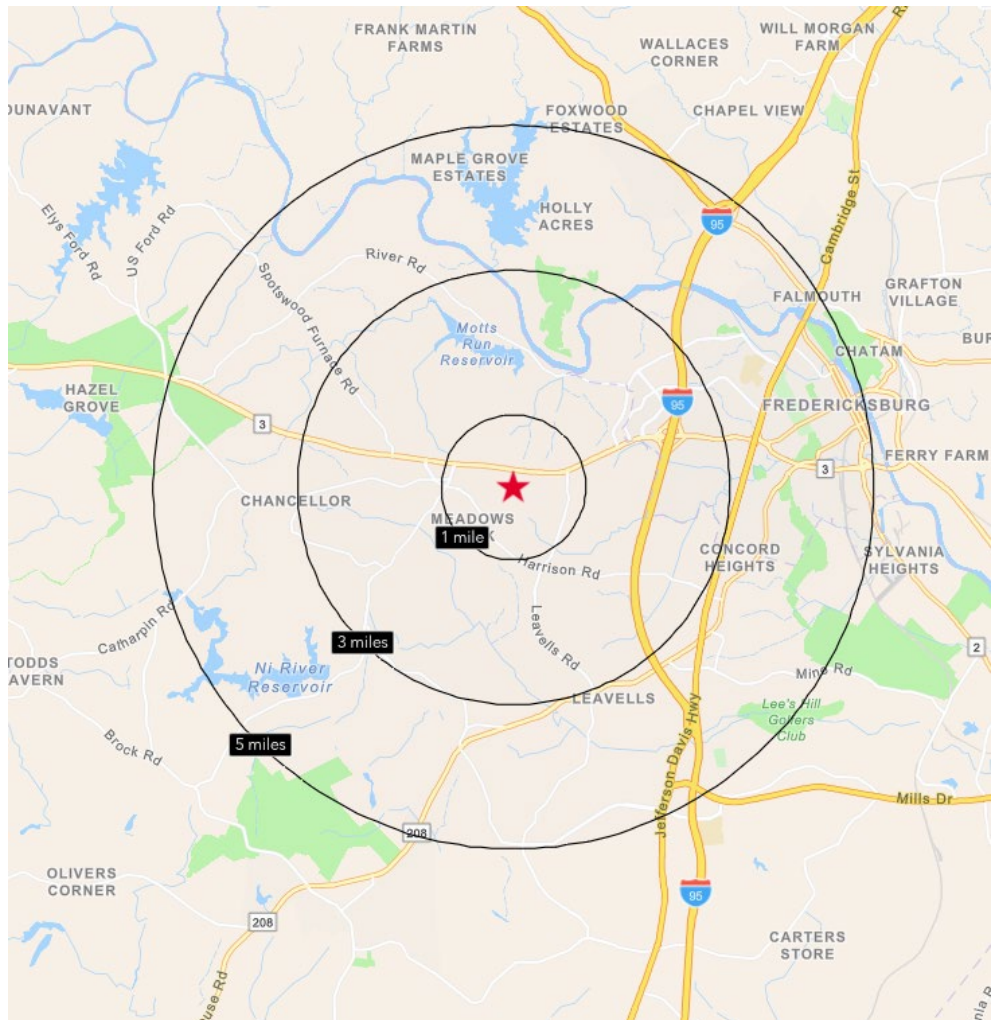


ZONED C-2



AVAILABLE IMMEDIATELY

NEARBY TENANTS & RETAILERS:





Demographics	1 MILE	3 MILES	5 MILES
Population	5,386	48,987	116,847
Households	2,032	17,356	43,705
Average Household Income	\$110,898	\$109,322	\$105,898
Daytime Population	5,113	44,634	120,766

THE
MARKET

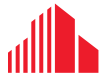
CONTACT INFORMATION

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**CUSHMAN &
WAKEFIELD**

THALHIMER

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