

FOR SALE

35.97 ACRES ON FLEET RD (ALL OR PART)

Fleet Rd Fredericksburg, VA 22405



PROPERTY DESCRIPTION

Combined Total of 35.97 Acres for Sale.
Tax Parcels 44-71, 44-70, 44-73, 44-69F & 44-69.
Adjacent to Berea Station and Aldi anchored retail shopping center and Directly across from Geico's Regional HQ (4000+ employees). Across Fleet Rd from Atlantic Union Bank & 7-11.

Located just off Route 17/Warrenton Road, a major business corridor with other large employers such as McLane (500+) FBI (300+) Lifecare (400) and Intuit (400). Less than 1 mile from University of Mary Washington Stafford Campus (1000+ Students). Near the entrance to Stafford Lakes community with over 1,200 homes built and an additional 161 planned.

PROPERTY HIGHLIGHTS

- Public Utilities at this site
- Long Frontage on Fleet Rd. Also Frontage on Berea Church Rd Close to I-95/Falmouth Exit
- One of Stafford Counties busiest corridors

OFFERING SUMMARY

Sale Price:	\$5,500,000
Lot Size:	35.97 Acres

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	3,699	14,587	79,590
Total Population	10,637	39,119	233,443
Average HH Income	\$91,215	\$82,987	\$93,581

J.R. Burdette
239 293 4087

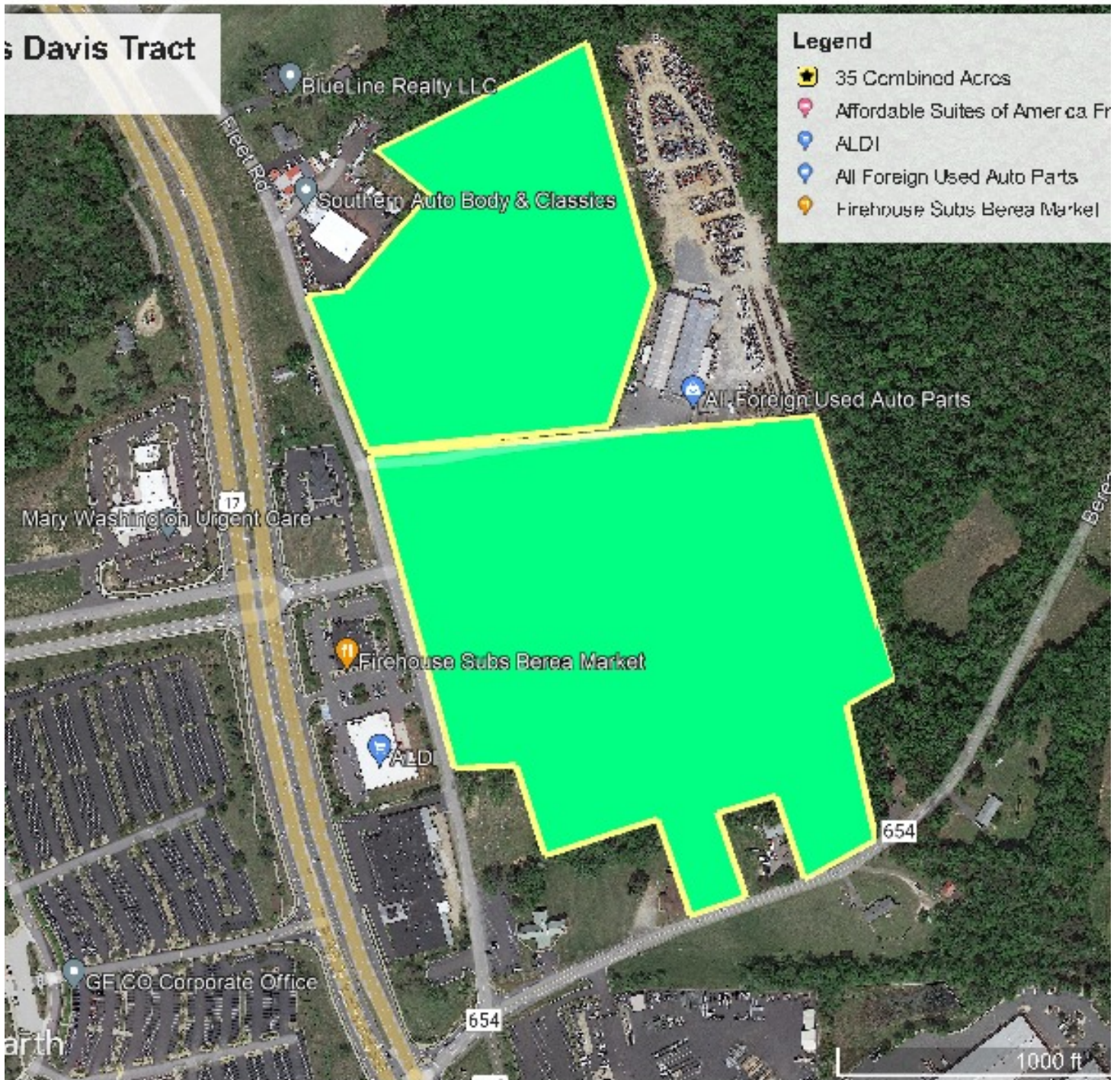


COLDWELL BANKER
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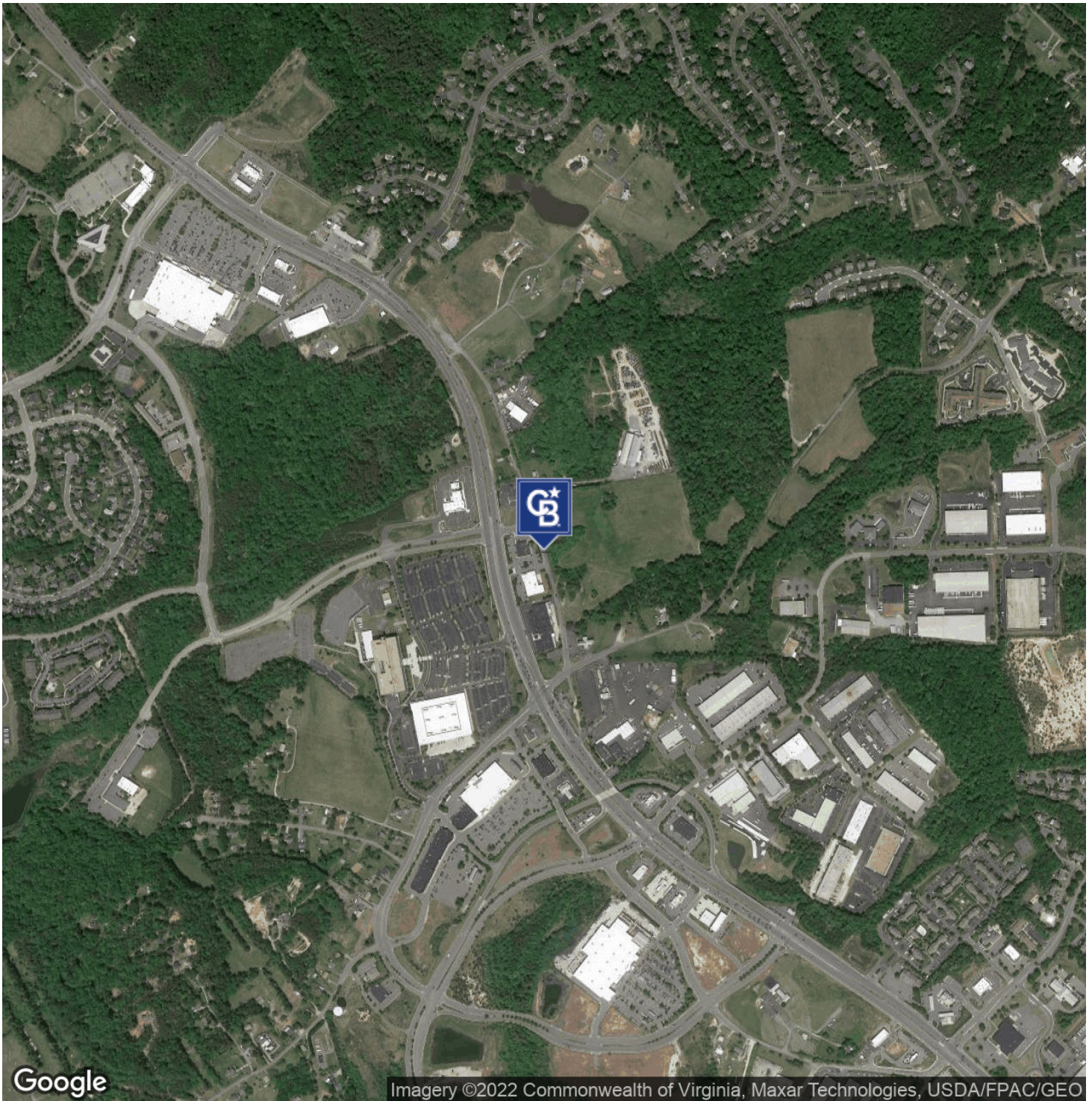


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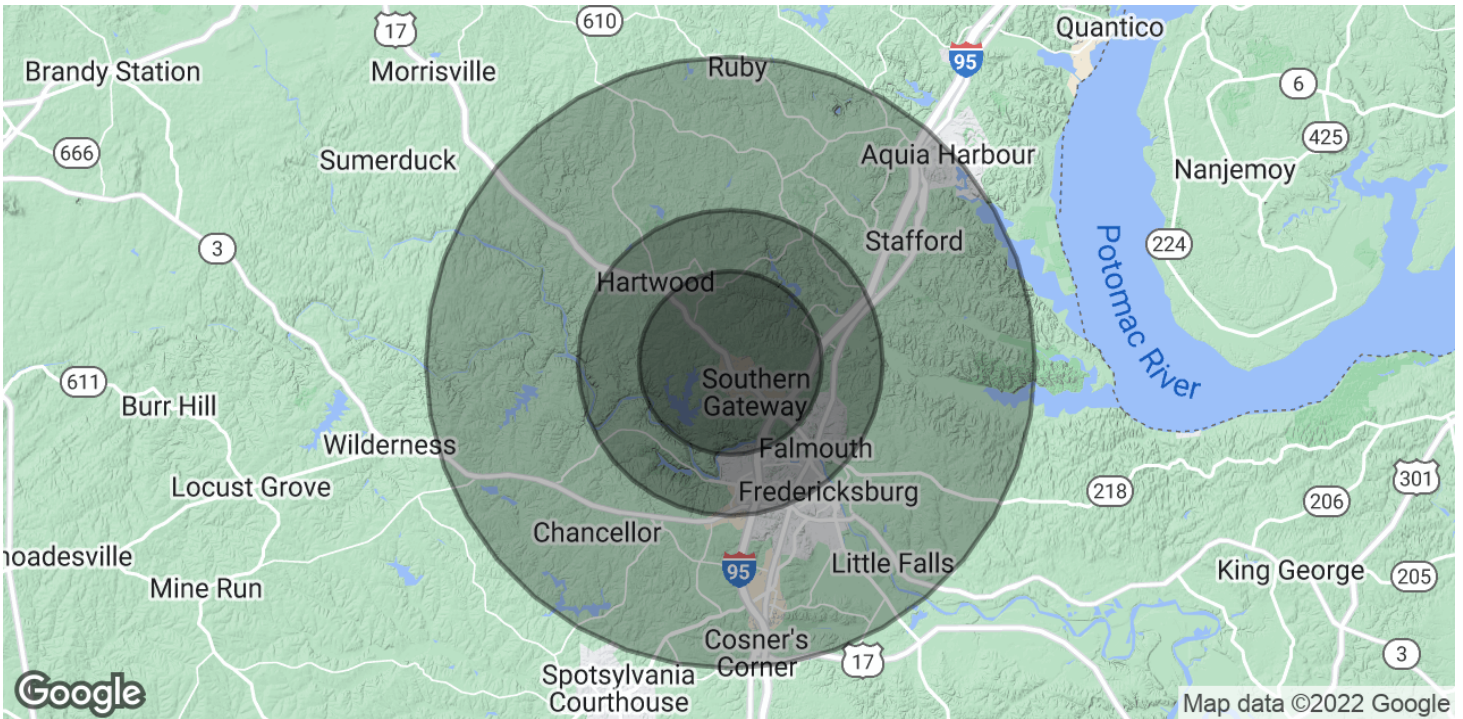


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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	10,637	39,119	233,443
Average Age	35.2	35.0	34.8
Average Age (Male)	36.3	35.4	33.9
Average Age (Female)	34.5	35.0	35.8
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	3,699	14,587	79,590
# of Persons per HH	2.9	2.7	2.9
Average HH Income	\$91,215	\$82,987	\$93,581
Average House Value	\$313,876	\$326,361	\$349,797

* Demographic data derived from 2020 ACS - US Census

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