

SALE / LEASE

KENNEDY LANE PARCEL

11920 Kennedy Lane Fredericksburg, VA 22407



PROPERTY DESCRIPTION

1.45 Acre finished pad site in Spotsylvania County. Commercially zoned parcel. May be divided into 2 lots. Conveniently located just off of Plank Road/Route 3, just minutes from Interstate 95 via exit 130 B.

PROPERTY HIGHLIGHTS

- 1.45 Acre finished pad site
- Parcel can be divided to 0.7 acres
- Zoned C-2 in Spotsylvania County
- Conveniently Located just off Plank Rd
- Just minutes from Interstate 95 via exit 130
- Adjacent to a well established business park

OFFERING SUMMARY

Sale Price:	\$440,000-\$825,000
Lease Rate:	Negotiable
Lot Size:	0.7-1.45 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,930	14,819	34,663
Total Population	5,641	42,564	98,898
Average HH Income	\$81,381	\$81,846	\$81,837

Ben Keddie, SIOR, CCIM
540 786 1402

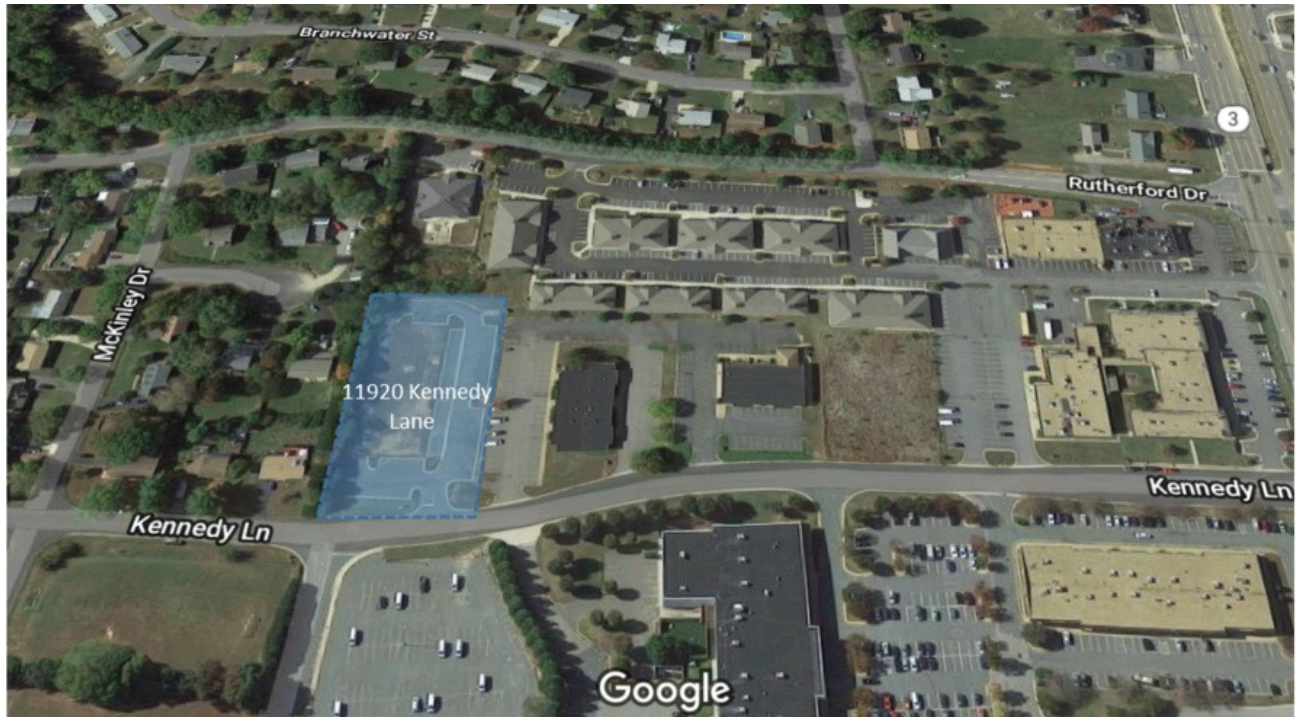


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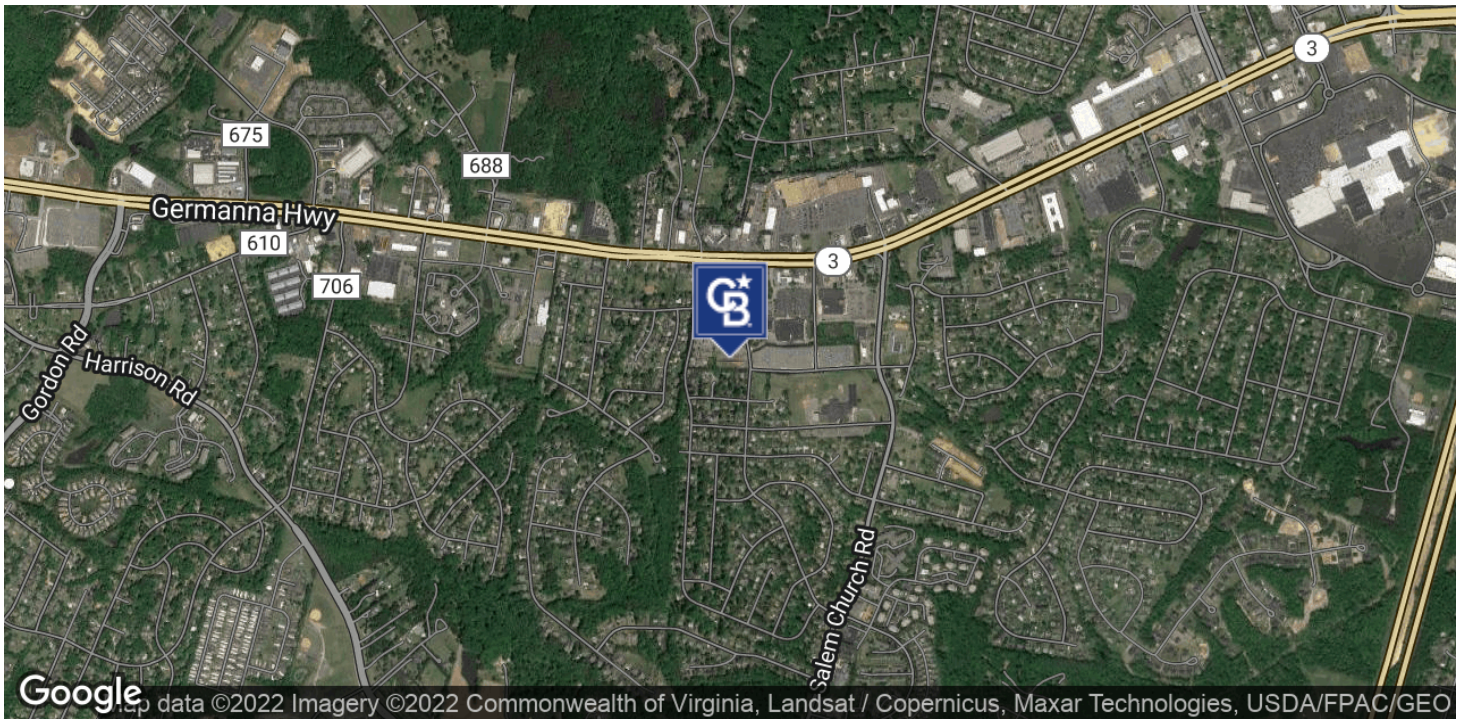


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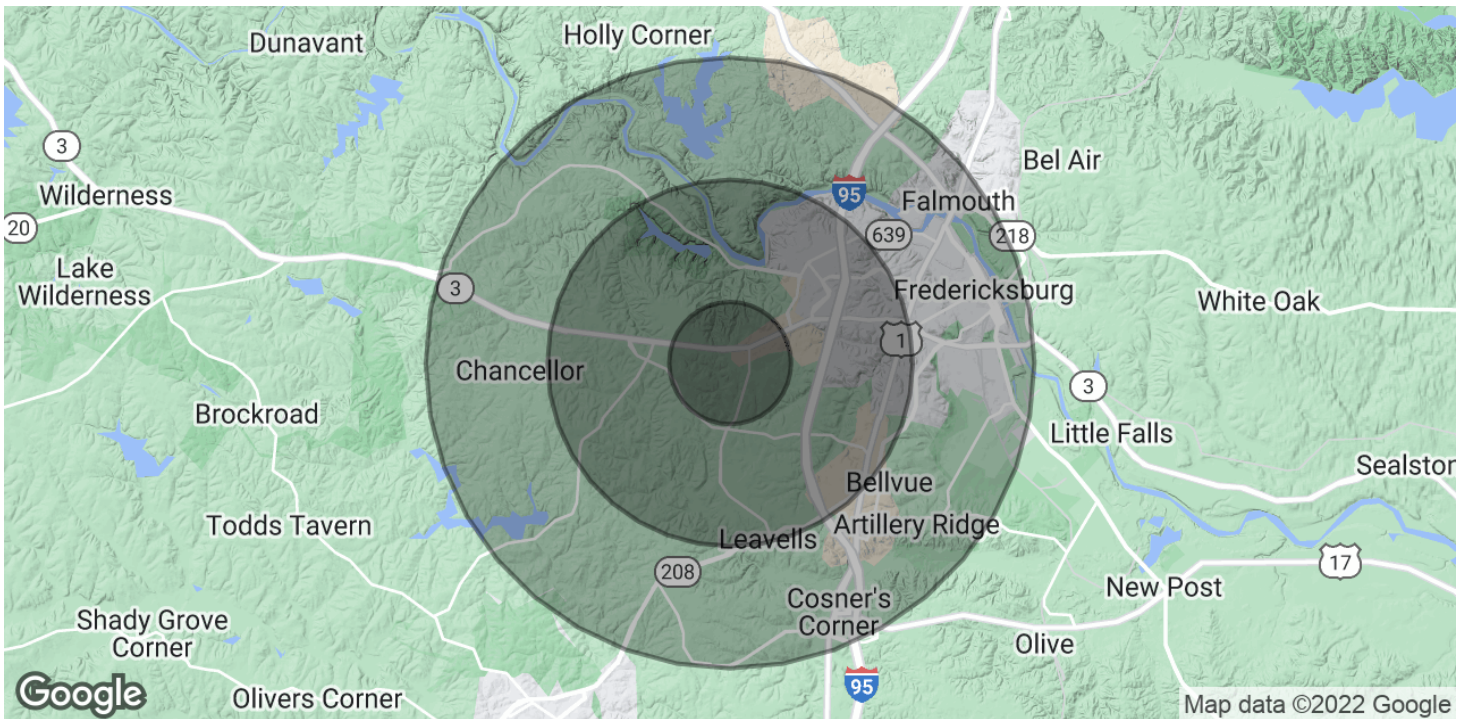


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,641	42,564	98,898
Average Age	40.8	35.4	34.3
Average Age (Male)	33.7	32.8	32.7
Average Age (Female)	46.3	37.2	35.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,930	14,819	34,663
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$81,381	\$81,846	\$81,837
Average House Value		\$296,141	\$324,498

* Demographic data derived from 2020 ACS - US Census

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