

SALE

MASSAPONAX CHURCH ROAD LOT

5110 Massaponax Church Rd Fredericksburg, VA 22407



PROPERTY DESCRIPTION

Commercial Lot Ready for Development
4.77 acres and Zoned C-3

PROPERTY HIGHLIGHTS

- Great Location for:
- - Quick Service Restaurant
- - Self Storage
- - Car Wash
- - Car Lot (Auto Sales are By Right)
- - Auto Repair
- - Retail Strip Center

LOCATION DESCRIPTION

Located next to Valero
Intersection of Patriot Hwy and Massaponax Church Rd
Direct Access off Patriot Hwy
Just South of Cosner's Corner

OFFERING SUMMARY

Sale Price:	\$2,500,000
Lot Size:	4.77 Acres

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	7,349	20,080	59,472
Total Population	20,122	56,243	163,072
Average HH Income	\$127,716	\$129,410	\$128,804

Carl Braun
(540) 842-7551



**COLDWELL BANKER
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ELITE

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Massaponax Church Road View



Patriot Hwy View



Patriot Hwy Access



Patriot Hwy Access

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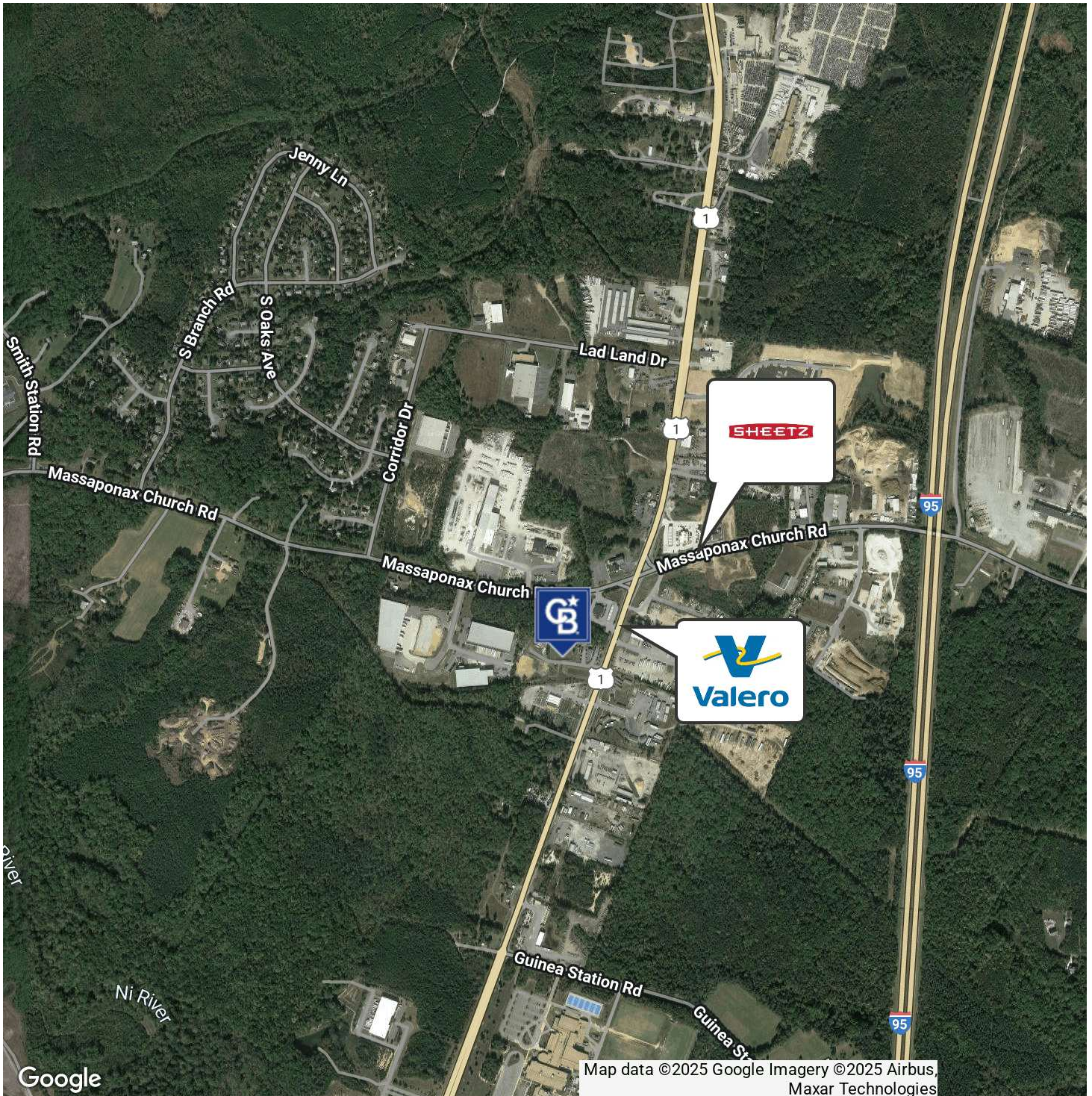


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