

5707 Salem Run Blvd
Fredericksburg, VA 22407

Nursery School For Sale



Property Address:

5707 Salem Run Blvd, Fredericksburg, VA 22407
Spotsylvania County

Space Available: - Available Immediately

7,501 Square Foot Free Standing Building available on .72 Acres

For Sale: \$1,800,000.00

Tax ID Number: 23Q1 – B

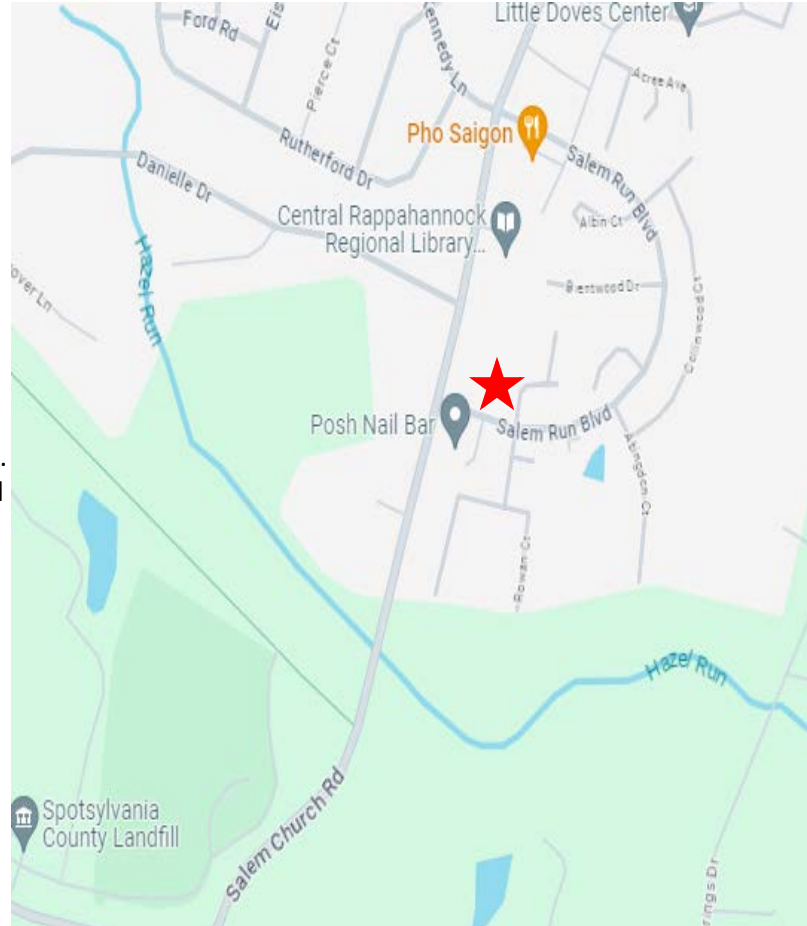
Building Features & Amenities:

- Prime Location with Reception Area / Waiting Room, Private Window Lined Offices and Classrooms, Open Office and Classroom Areas, Resource Room, Kitchen, Multiple Outdoor Play Areas, and Covered Outdoor Play Areas with access from classrooms.
- Turnkey spaces ready for immediate use, no build-out required.
- Extensive window line and Skylight, providing abundant natural light.
- Beautifully Landscaped & Ample On-Site Parking
- Every Classroom Equipped with Bathrooms and Sinks, ADA compliant Bathrooms.
- Outside Play Areas Completely Enclosed with Fencing for Privacy and Safety.

Community Center Ideal for Childcare and Learning

Property Overview:

- Located off Salem Church Road and Salem Blvd
- Less Than One Mile from Route 3/Plank Road and Salem Blvd
- Located on the Morning Commute side of Traffic
- Fredericksburg Commuter Rail 11 minutes (5.6 mi) away
- Leeland Road Commuter Rail 20 minutes (9.7 mi) away



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R. L. Travers & Associates, Inc.

Post Office Box 686
Springfield, Virginia 22150
P: 703.339.0100
F: 703.550.8815
www.rltinc.net

For more information, please contact:
Guy Travers, Principal Broker
703.339.0100
gtravers@rltinc.net

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Demographics:

Spotsylvania County, VA

County in: [Virginia, United States](#)

146,688

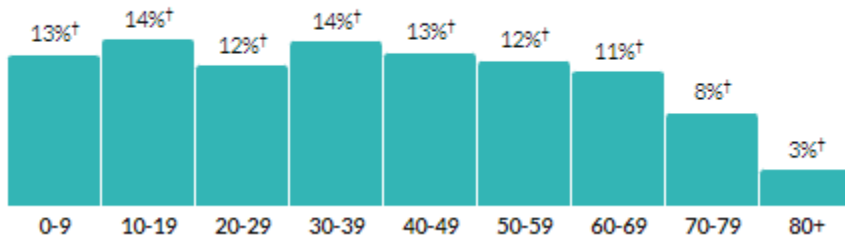
Population

402 square miles

364.9 people per square mile

Census data: ACS 2022 1-year unless noted

Population by age range



Age

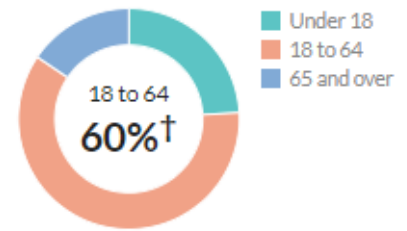
38.3

Median age

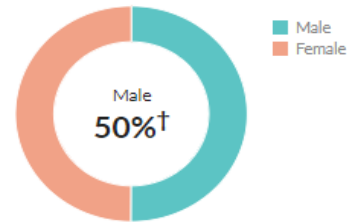
about the same as the figure in
Virginia: 39

about the same as the figure in
United States: 39

Population by age category



Gender



Economics:

Income

\$41,657

Per capita income

about 90 percent of the amount in
Virginia: \$47,199

about the same as the amount in
United States: \$41,804

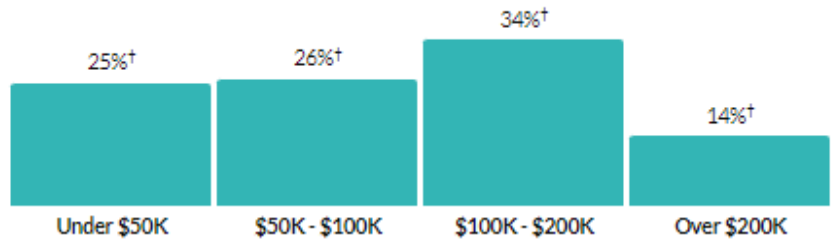
\$95,870

Median household income

about 10 percent higher than the
amount in Virginia: \$85,873

about 1.3 times the amount in United
States: \$74,755

Household income



Poverty

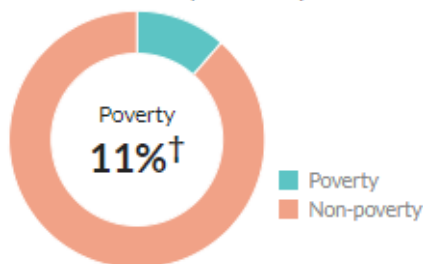
9.4%

Persons below poverty line

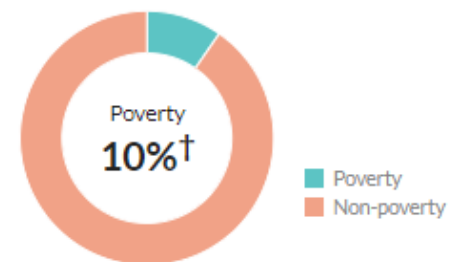
about 90 percent of the rate in Virginia: 10.6%

about three-quarters of the rate in United States:
12.6%

Children (Under 18)



Seniors (65 and over)



Citation: U.S. Census Bureau (2022). *American Community Survey 1-year estimates*. Retrieved from *Census Reporter Profile page for Spotsylvania County, VA* <<http://censusreporter.org/profiles/05000US51177-spotsylvania-county-va/>>

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Housing:

Units & Occupancy

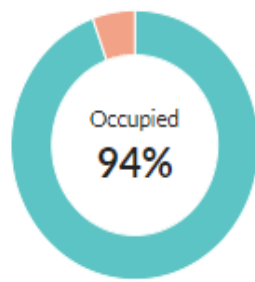
55,480

Number of housing units

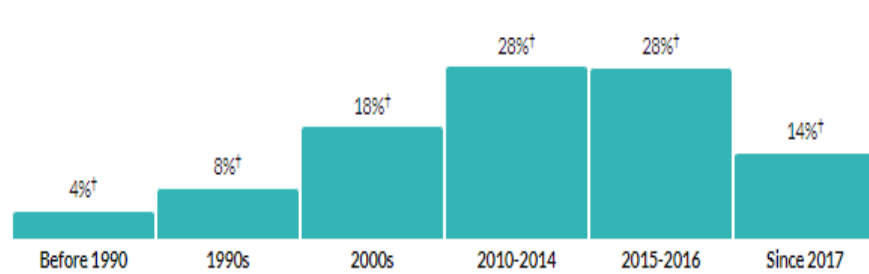
Virginia: 3,685,233

United States: 143,772,900

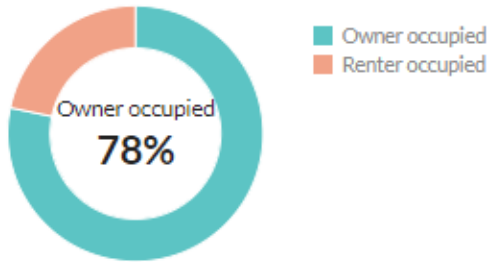
Occupied vs. Vacant



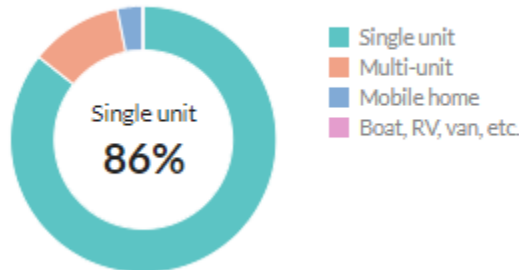
Year moved in, by percentage of population



Ownership of occupied units



Types of structure



Value

\$391,900

Median value of owner-occupied housing units

about 10 percent higher than the amount in Virginia: \$365,700

about 25 percent higher than the amount in United States: \$320,900

Social:

Educational attainment

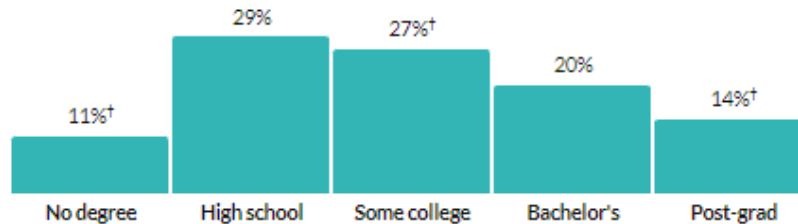
89.5%

High school grad or higher

about the same as the rate in Virginia: 91.5%

about the same as the rate in United States: 89.6%

Population by highest level of education



* Universe: Population 25 years and over

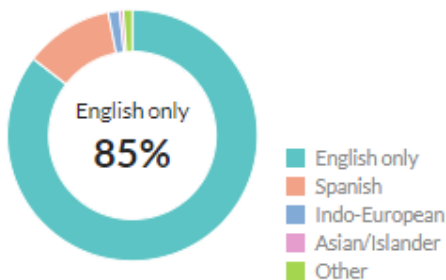
33.8%

Bachelor's degree or higher

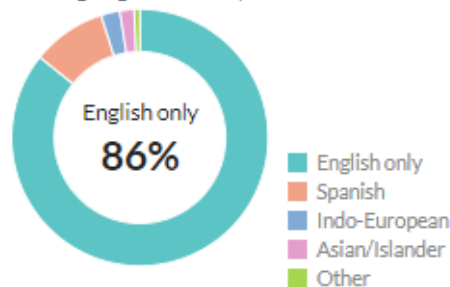
about 80 percent of the rate in Virginia: 42.2%

a little less than the rate in United States: 35.7%

Language at home, children 5-17



Language at home, adults 18+



Veteran status

11.6%

Population with veteran status

about 25 percent higher than the rate in Virginia: 9.2%

nearly double the rate in United States: 6.2%

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