

**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

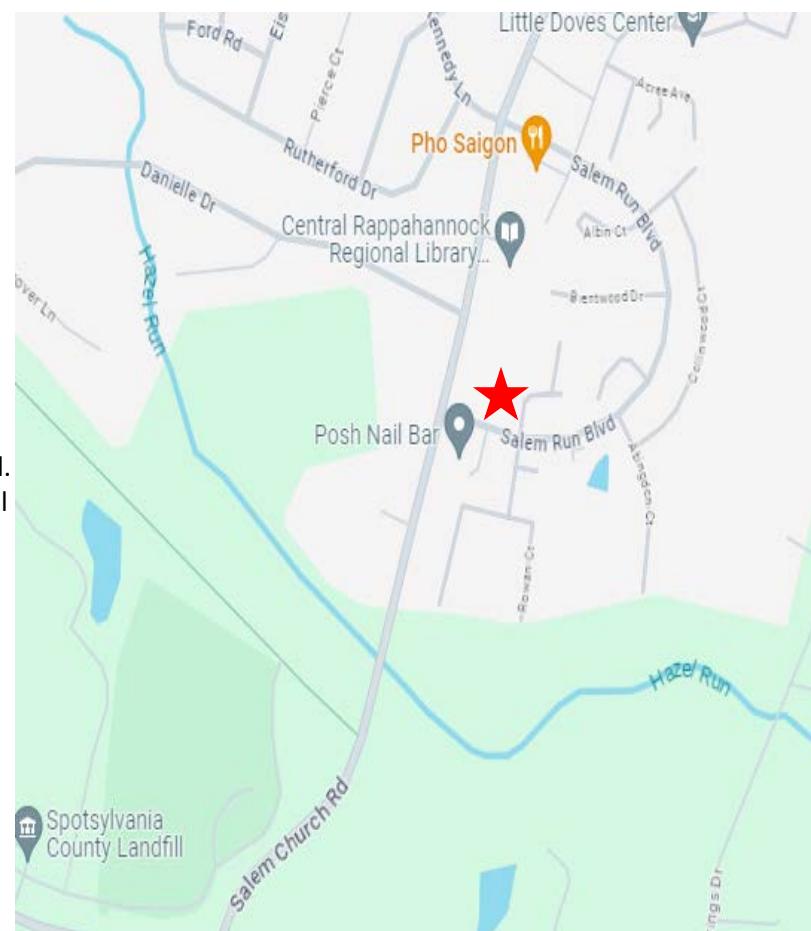
#### **Building Features & Amenities:**

- 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



**rlt**

*R. L. Travers & Associates, Inc.*

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**Demographics:**

**Spotsylvania County, VA**

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

**146,688**

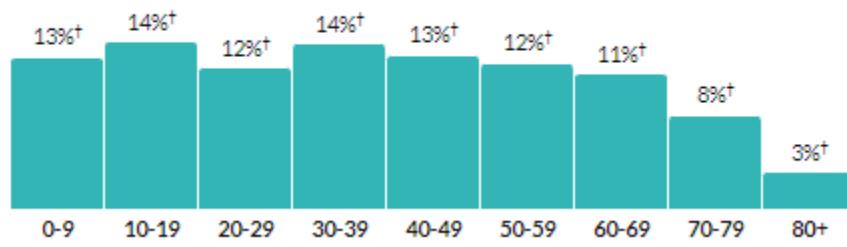
Population

402 square miles

364.9 people per square mile

Census data: ACS 2022 1-year unless noted

**Population by age range**



**Age**

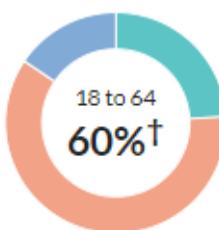
**38.3**

Median age

about the same as the figure in Virginia: 39

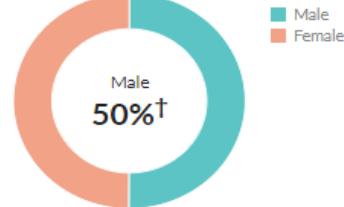
about the same as the figure in United States: 39

**Population by age category**



Under 18  
18 to 64  
65 and over

**Gender**



Male  
Female

**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

**Household income**

**\$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



**Poverty**

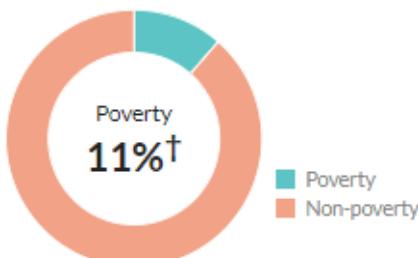
**9.4%**

Persons below poverty line

about 90 percent of the rate in Virginia: 10.6%

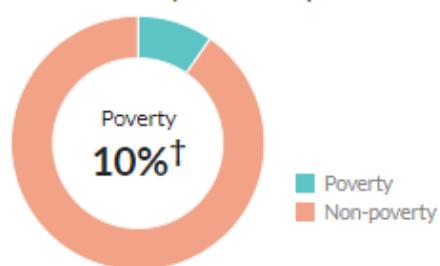
about three-quarters of the rate in United States: 12.6%

**Children (Under 18)**



Poverty  
Non-poverty

**Seniors (65 and over)**



Poverty  
Non-poverty

**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:**

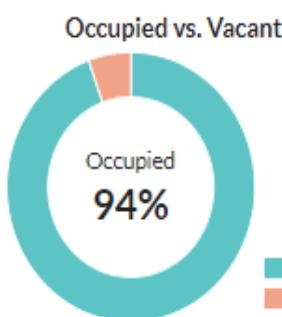
Units & Occupancy

**55,480**

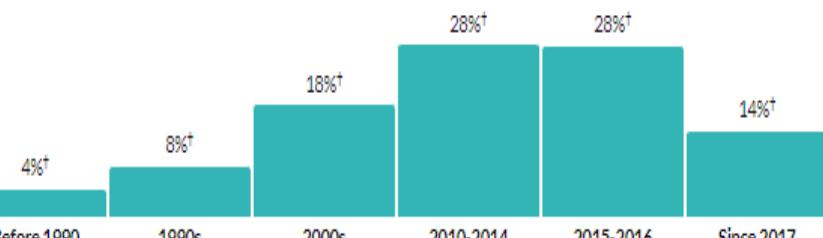
Number of housing units

Virginia: 3,685,233

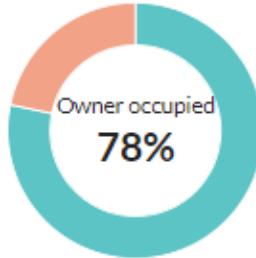
United States: 143,772,900



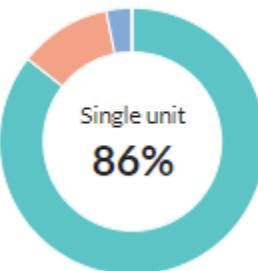
Year moved in, by percentage of population



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

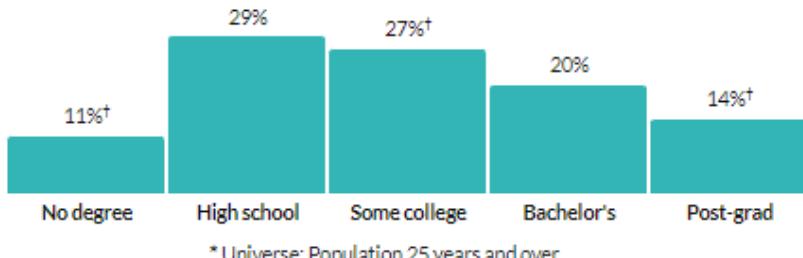
**89.5%**

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



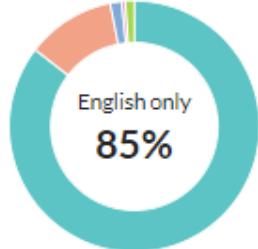
**33.8%**

Bachelor's degree or higher

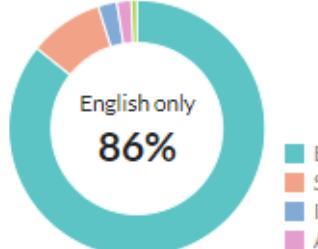
about 80 percent of the rate in Virginia: 42.2%

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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