

SALE

247 CAMBRIDGE STREET COMMERCIAL LOTS

247 Cambridge St Fredericksburg, VA 22405



PROPERTY DESCRIPTION

The Property consists of 3 Individual lots and are to be sold together in their entirety.

PROPERTY HIGHLIGHTS

- Zoned B-1 Commercial
- Public Utilities on RT 1
- Rt 1 Frontage
- Close to Historical Old Town Fredericksburg

OFFERING SUMMARY

Sale Price:	\$249,000
Lot Size:	0.73 Acres
Zoning:	B-1

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,409	28,517	81,849
Total Population	3,764	77,534	239,843
Average HH Income	\$91,250	\$82,971	\$92,988

J.R. Burdette
239 293 4087



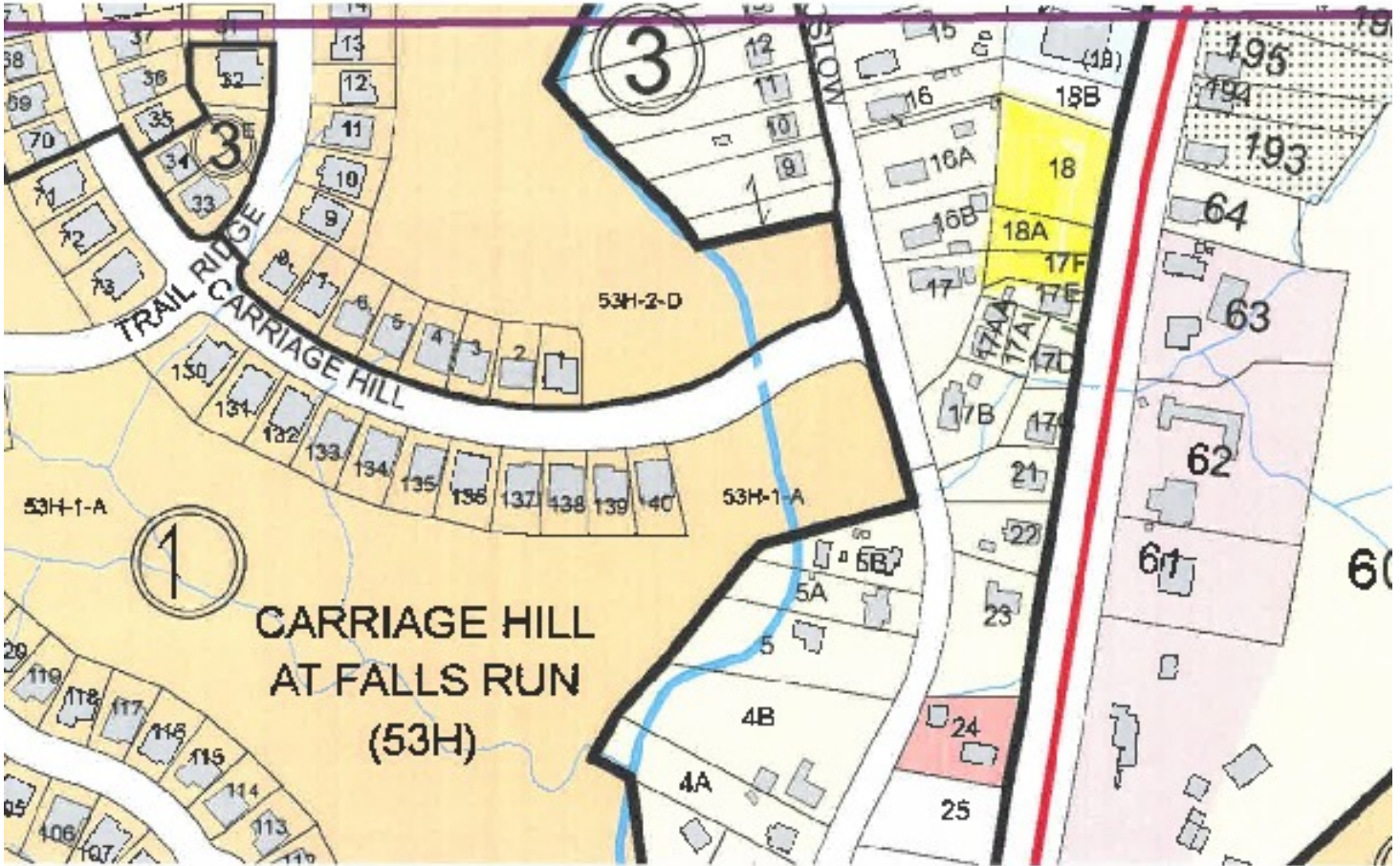
COLDWELL BANKER
COMMERCIAL
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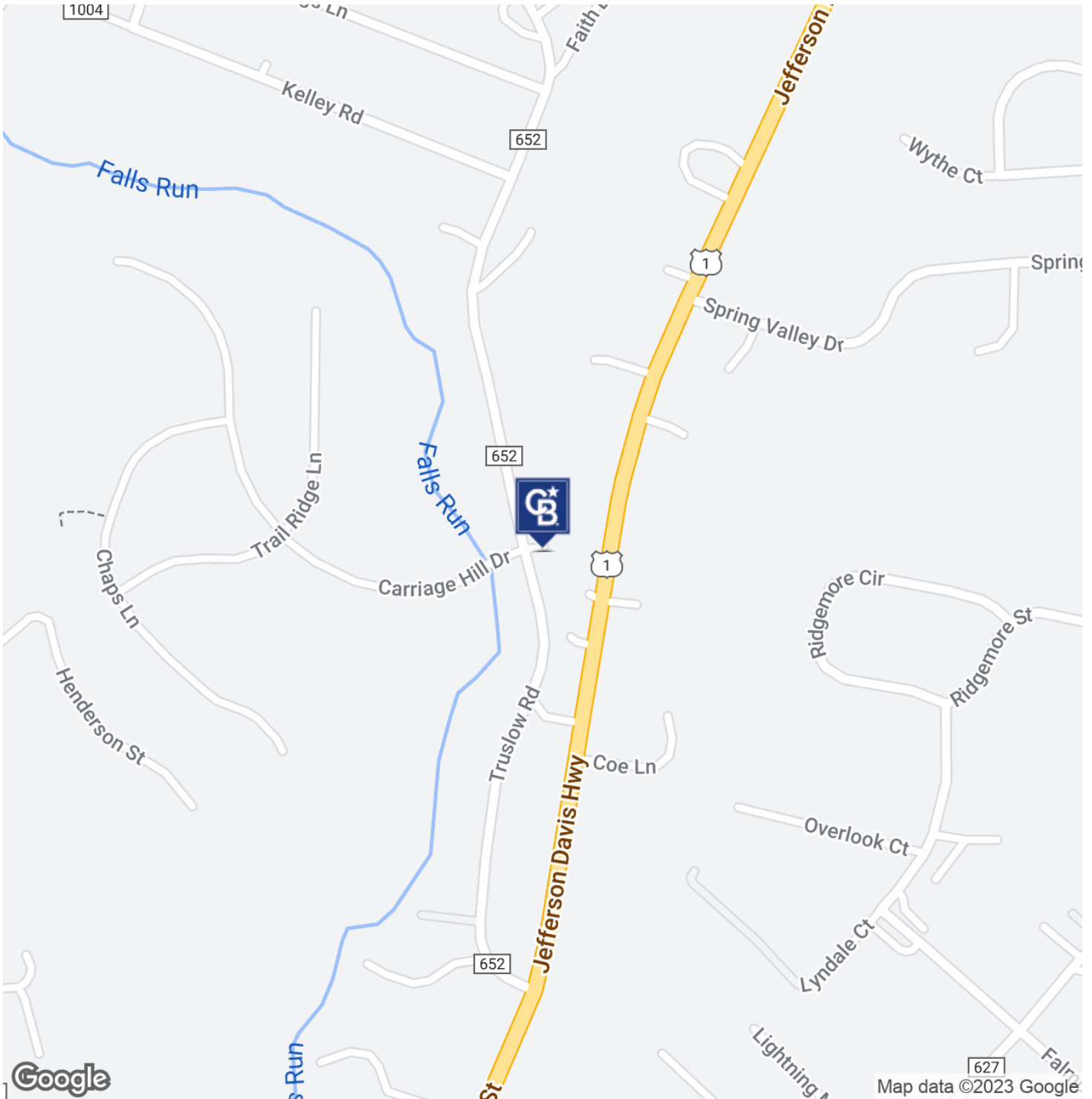


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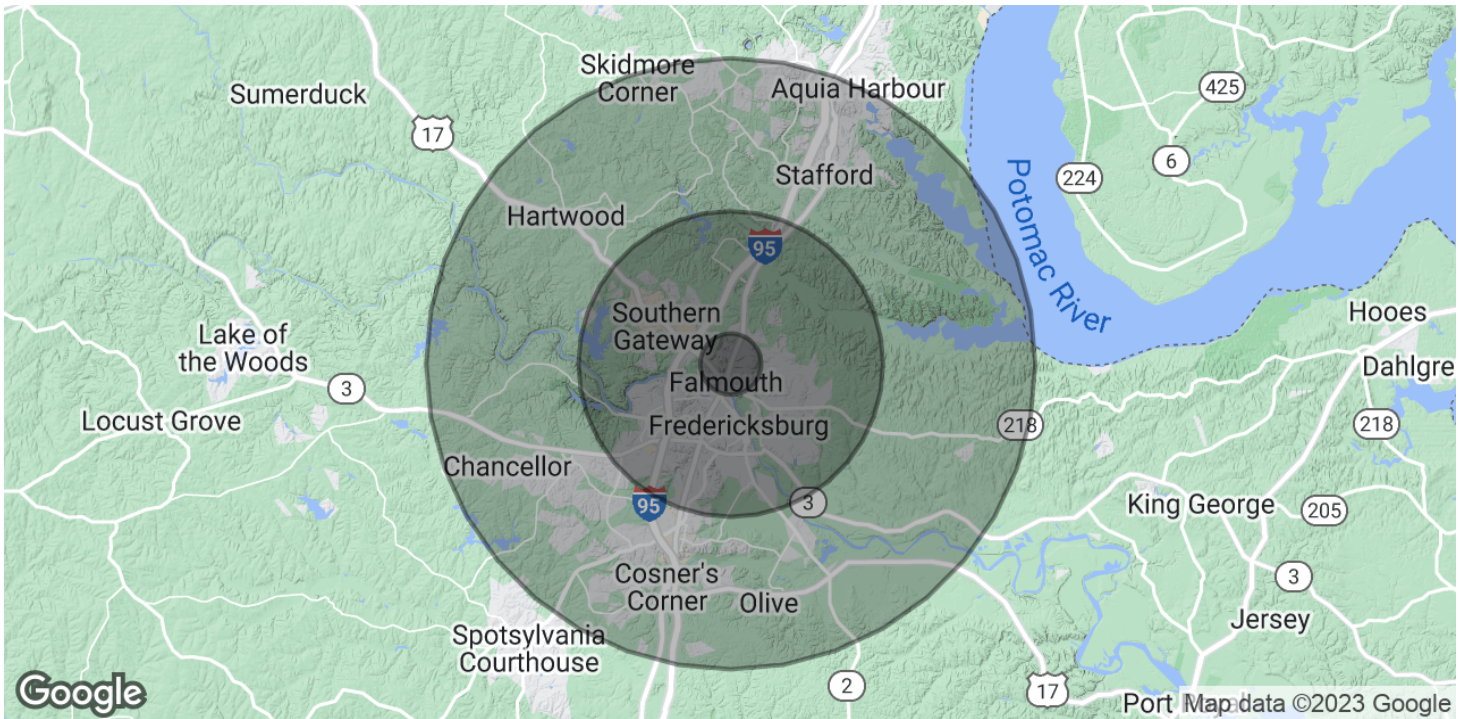


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,764	77,534	239,843
Average Age	35.6	34.7	34.5
Average Age (Male)	35.8	34.3	33.6
Average Age (Female)	36	35.2	35.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,409	28,517	81,849
# of Persons per HH	2.7	2.7	2.9
Average HH Income	\$91,250	\$82,971	\$92,988
Average House Value	\$307,600	\$362,922	\$352,488

* Demographic data derived from 2020 ACS - US Census

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