

SALE

8525 INDIAN HILLS CT

8525 Indian Hills Ct Fredericksburg, VA 22407



SALE PRICE

\$915,000

Donny Self, CCIM

(540) 842-6202

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



**COLDWELL
BANKER
COMMERCIAL**
ELITE

SALE

8525 INDIAN HILLS CT

8525 Indian Hills Ct Fredericksburg, VA 22407

CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.



SALE

8525 INDIAN HILLS CT

8525 Indian Hills Ct Fredericksburg, VA 22407



PROPERTY DESCRIPTION

5,225 sf Warehouse/Office Building on One Acre for sale in Spotsylvania County

PROPERTY HIGHLIGHTS

- 1,877 sf of Office space includes Reception area, 4 Offices, Conference Room, Storage Area
- 3,348 sf Warehouse Space
- 8" thick cement floors
- Five 10' X 12' Roll Up Doors
- 400 Amp Service
- 20' Ceiling Height
- Zoning is I-1
- 20 Parking Spaces & Rear Cement Lot
- Solar Panels (installed in 2012)

OFFERING SUMMARY

Sale Price:	\$915,000
Lot Size:	1 Acre
Building Size:	5,225 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	7,847	20,730	58,926
Total Population	21,637	58,240	161,511
Average HH Income	\$129,487	\$129,343	\$128,911

Donny Self, CCIM
(540) 842-6202



COLDWELL BANKER
COMMERCIAL
ELITE

SALE

8525 INDIAN HILLS CT

8525 Indian Hills Ct Fredericksburg, VA 22407



Donny Self, CCIM
(540) 842-6202



COLDWELL BANKER
COMMERCIAL
ELITE

SALE

8525 INDIAN HILLS CT

8525 Indian Hills Ct Fredericksburg, VA 22407



Donny Self, CCIM
(540) 842-6202



COLDWELL BANKER
COMMERCIAL
ELITE

SALE

8525 INDIAN HILLS CT

8525 Indian Hills Ct Fredericksburg, VA 22407



Donny Self, CCIM
(540) 842-6202

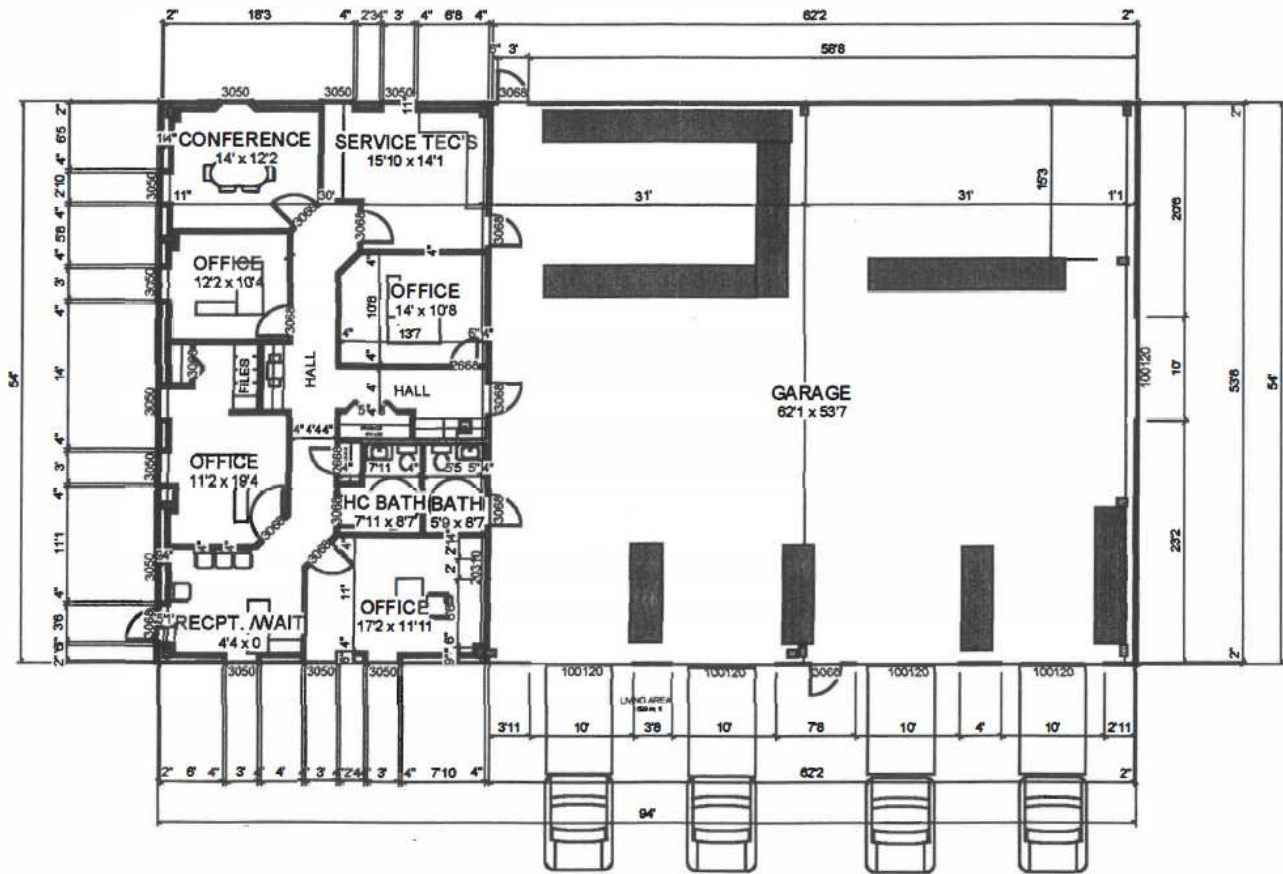


COLDWELL BANKER
COMMERCIAL
ELITE

SALE

8525 INDIAN HILLS CT

8525 Indian Hills Ct Fredericksburg, VA 22407



Donny Self, CCIM
(540) 842-6202



COLDWELL BANKER
COMMERCIAL
ELITE

SALE

8525 INDIAN HILLS CT

8525 Indian Hills Ct Fredericksburg, VA 22407



Donny Self, CCIM
(540) 842-6202

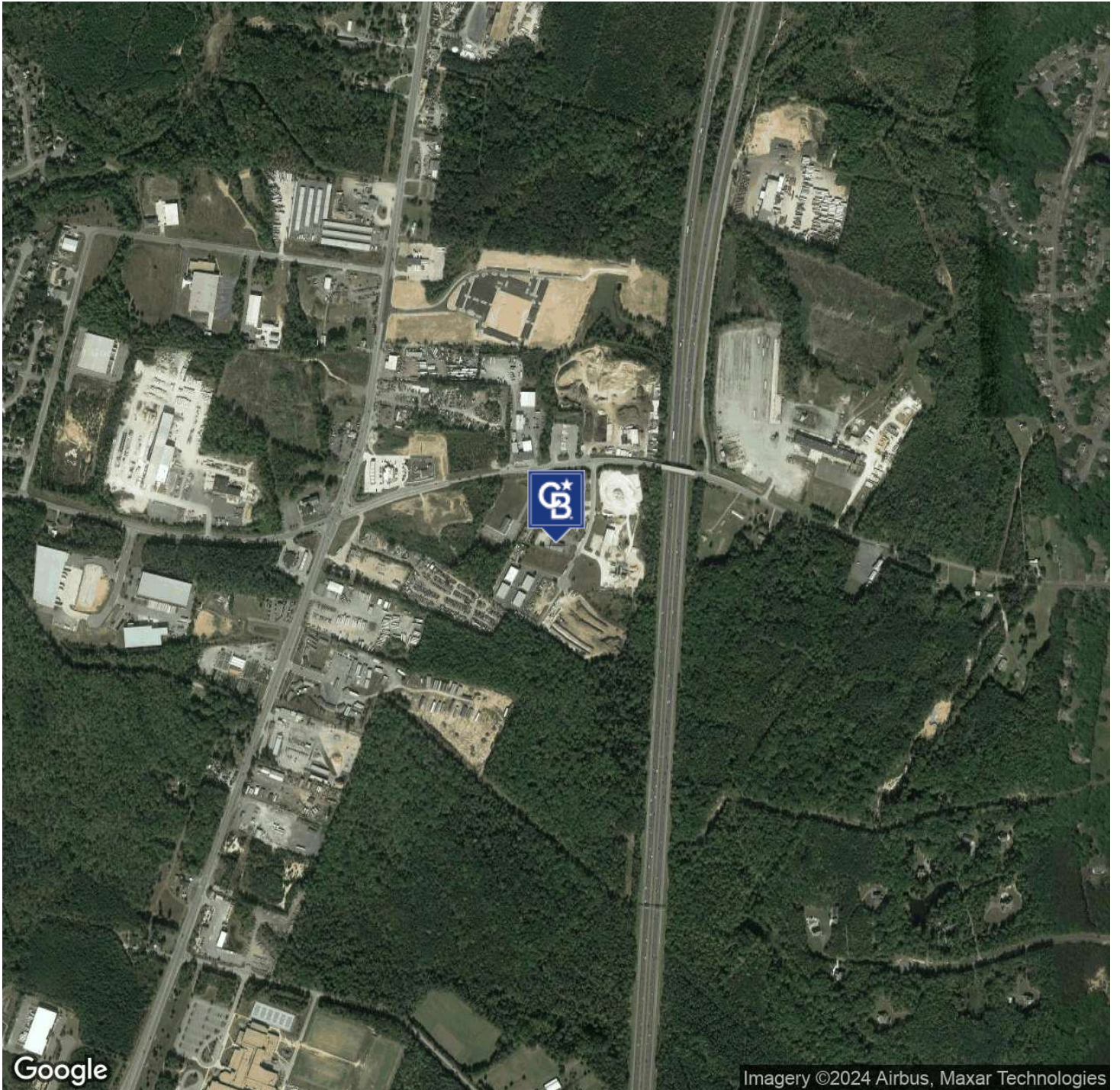


COLDWELL BANKER
COMMERCIAL
ELITE

SALE

8525 INDIAN HILLS CT

8525 Indian Hills Ct Fredericksburg, VA 22407



Donny Self, CCIM
(540) 842-6202

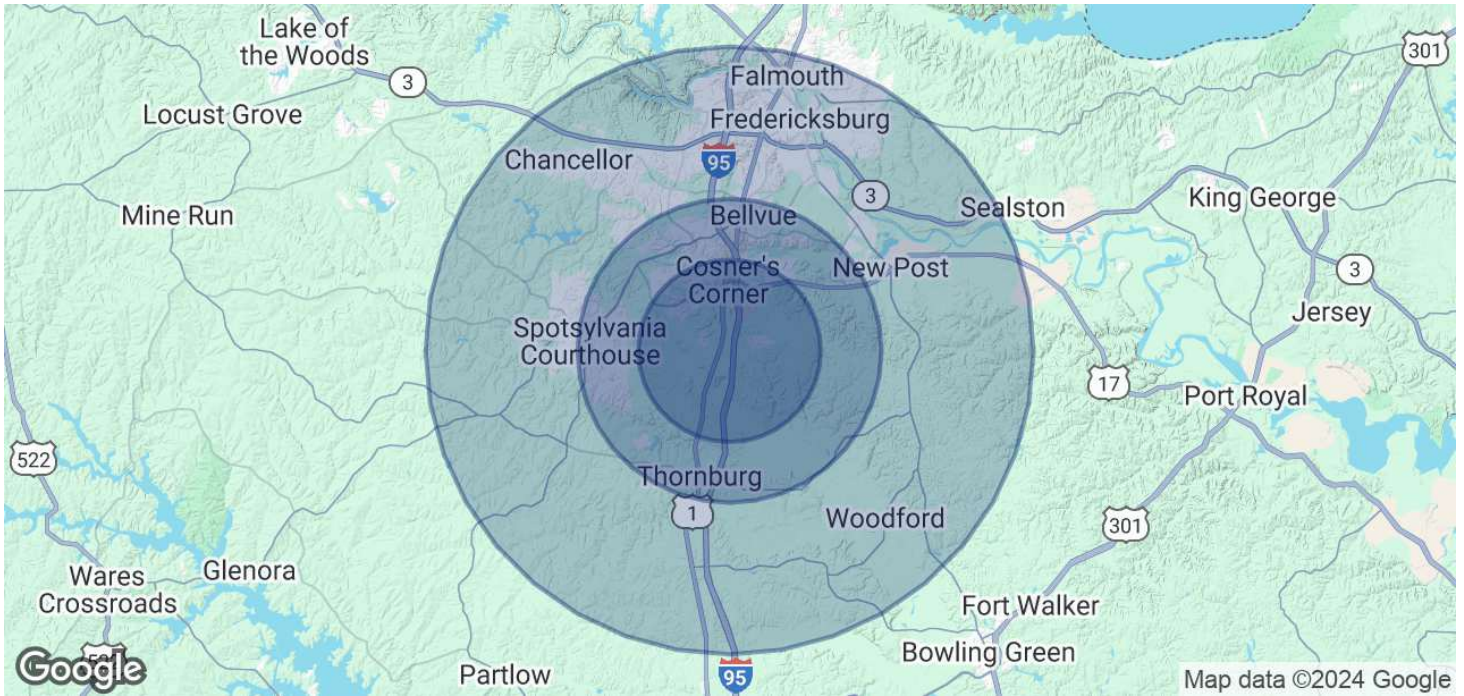


COLDWELL BANKER
COMMERCIAL
ELITE

SALE

8525 INDIAN HILLS CT

8525 Indian Hills Ct Fredericksburg, VA 22407



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	21,637	58,240	161,511
Average Age	39	39	39
Average Age (Male)	38	37	38
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	7,847	20,730	58,926
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$129,487	\$129,343	\$128,911
Average House Value	\$453,167	\$437,287	\$453,539

Demographics data derived from AlphaMap

Donny Self, CCIM
(540) 842-6202



SALE

8525 INDIAN HILLS CT

8525 Indian Hills Ct Fredericksburg, VA 22407



DONNY SELF, CCIM

Senior Sales Associate

dself@cbeccommercial.com

Direct: (540) 842-6202 | Cell: (540) 842-6202

PROFESSIONAL BACKGROUND

Donny Self is a Senior Sales Associate for Coldwell Banker Commercial Elite. In 2013 he was recognized as a Coldwell Banker Commercial Top 2% worldwide Sales Associate in the overall Coldwell Banker Commercial (CBC) affiliate network and also earned the CBC Circle of Distinction Silver Award. Mr. Self specializes in commercial investment sales and acquisitions, retail leasing, landlord/tenant representation, and has built a broad client base to include national and regional customers. Donny earned the prestigious CCIM (Certified Commercial Investment Member) designation in fall of 2015, as well as earning the CBC Circle of Distinction Bronze Award. Prior to joining Coldwell Banker Commercial Elite, Mr. Self was a Senior Sales Associate with the Silver Companies. Prior to joining Silver Companies, Mr. Self was Vice President of Northern Neck Distributing Company.

Retailers he has worked and closed deals with include: McDonald's, Panera Bread, Verizon, Hair Cuttery, Taco Bell, Firehouse Subs, Aaron's Rents, Sport's Clips, KoKo Fit Club, Quaker Steak and Lube, Richmond American Homes, Advance Auto, Bank of Lancaster, AutoZone, Nextcare Urgent Care, and Northwest Federal Credit Union.

EDUCATION

Donny holds a Bachelor of Science Degree in Business Administration from the University of Mary Washington, and is a native of Fredericksburg.

MEMBERSHIPS

Mr. Self is an active member of the International Council of Shopping Centers
Member of the Fredericksburg Rappahannock Rotary Club
Virginia CCIM Chapter
National Association of Realtors
Fredericksburg Area Association of Realtors
Fredericksburg Chamber of Commerce

Elite
990 Bragg Rd
Fredericksburg, VA 22407
540.786.1402

Donny Self, CCIM
(540) 842-6202



COLDWELL BANKER
COMMERCIAL
ELITE