

# SALE

## 4 MILE FORK HOUSE - RETIAL/OFFICE

10702 Patriot Hwy Fredericksburg, VA 22408



**SALE PRICE**

**PRICE REDUCED TO \$1,200,000**

**Carl Braun**  
(540)842-7551

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### PROPERTY DESCRIPTION

The last lot at 4 Mile Fork  
The Best Visibility at the intersection  
Zoned C-3  
Great for Office or Retail Business 800 sf Building on the Property  
Concrete Pad at Rear of Property  
Great Access from Rt 1 and Courthouse Road

### LOCATION DESCRIPTION

One of the busiest corners in the Fredericksburg Region  
At the Corner of 4 Mile Fork Intersection  
Right Next to Hardees  
Across the Street from Pohanka Nissan & Sheehy Buick GMC  
Rt 1 and Courthouse Road

### OFFERING SUMMARY

Sale Price:	\$1,200,000
Lot Size:	0.21 Acres
Building Size:	800 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,742	15,922	39,268
Total Population	4,565	43,223	108,751
Average HH Income	\$81,883	\$80,274	\$80,481

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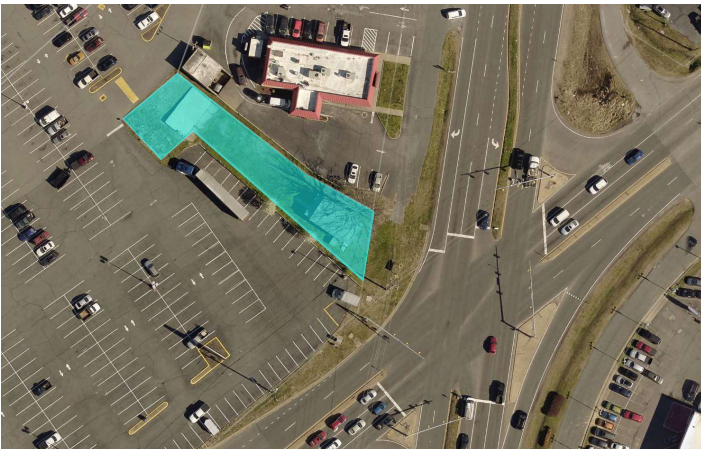
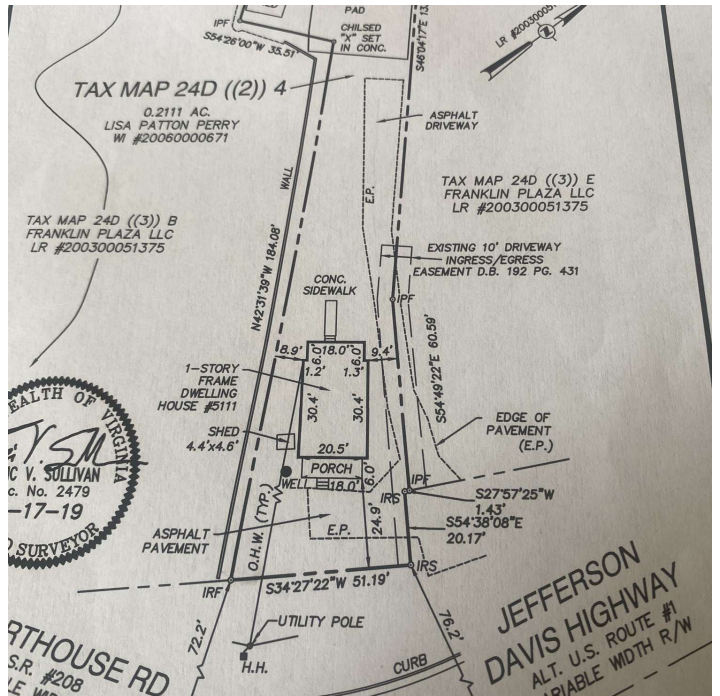


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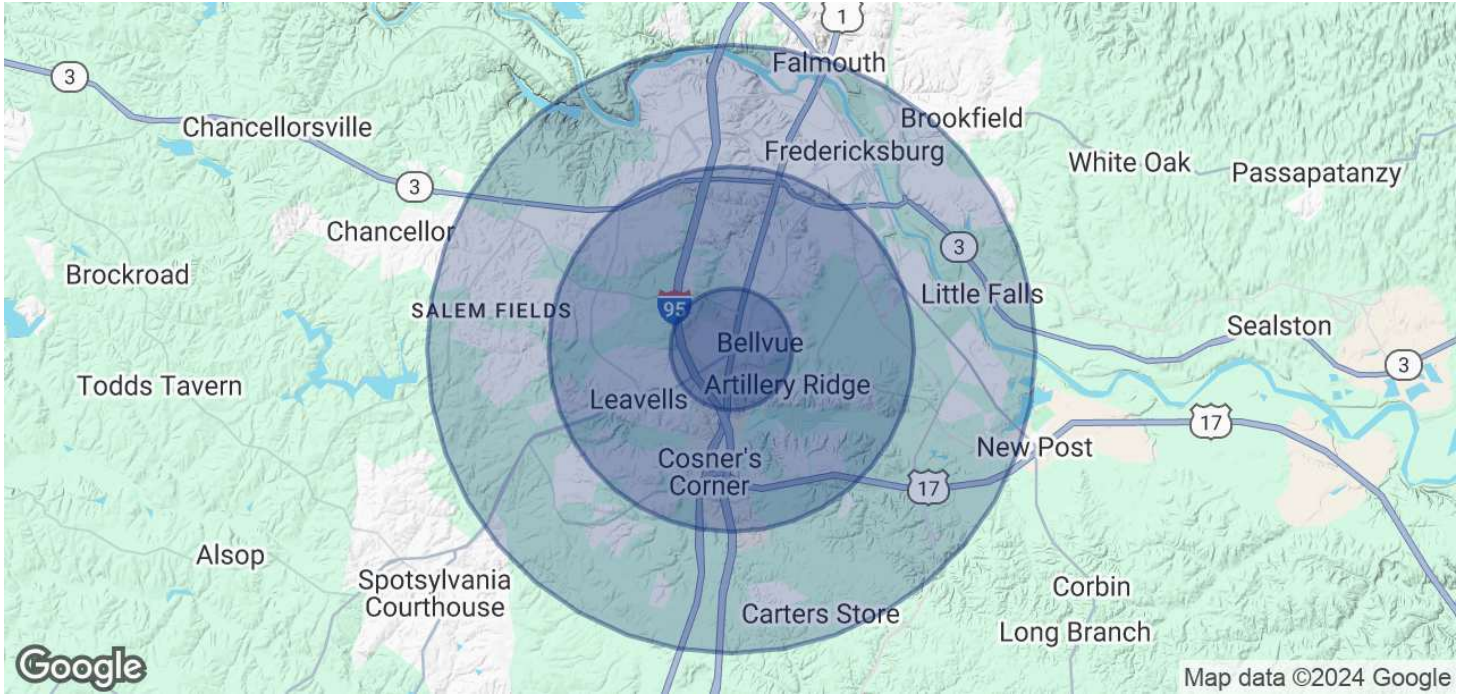


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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,565	43,223	108,751
Average Age	36	35.9	34.2
Average Age (Male)	35.5	34.2	32.7
Average Age (Female)	36.5	36.8	35.5

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,742	15,922	39,268
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$81,883	\$80,274	\$80,481
Average House Value	\$282,595	\$301,026	\$330,801

\* Demographic data derived from 2020 ACS - US Census

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