



**COLDWELL
BANKER
COMMERCIAL**
ELITE

FOR SALE

LAWOOD TRACT

\$1,269,000

0 Germanna Hwy
Locust Grove, VA 22508

AVAILABLE SPACE

6.137 Acres

FEATURES

- Frontage on main commercial corridor
- Adjoins Lake Of The Woods Shopping Center (West side line) Anchored by Food Lion
- Public utilities at the site on Rt 3 Germanna Hwy

AREA

Located on the North side of Rt 3 Germanna Highway 600 feet past Lake of the Woods entrance.



OFFICE

J.R. Burdette
239 293 4087
jrburdette@burdetteco.com

CBCWORLDWIDE.COM

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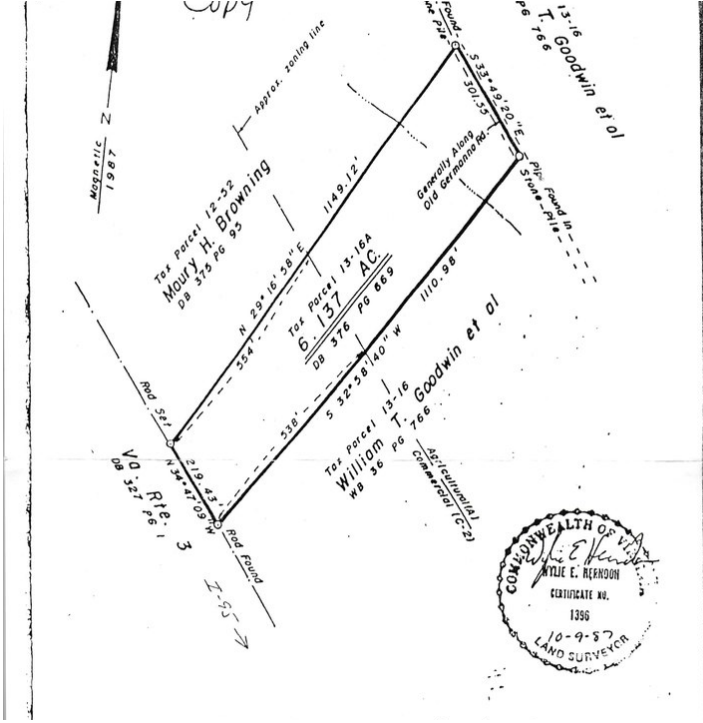
1201 Central Park Boulevard, Fredericksburg, VA 22401
540.786.1402



SALE

LAWOOD TRACT

0 Germanna Hwy, Locust Grove, VA 22508



OFFERING SUMMARY

Sale Price: \$1,269,000

Available SF:

Lot Size: 6.137 Acres

Zoning: C2 & A1

Market: Locust Grove-Lake of The Woods

Submarket: W SPotsylvania

Price / SF: \$4.75

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PROPERTY OVERVIEW

Lot is to be sold in its entirety

PROPERTY HIGHLIGHTS

- Frontage on main commercial corridor
- Adjoins Lake Of The Woods Shopping Center (West side line) Anchored by Food Lion
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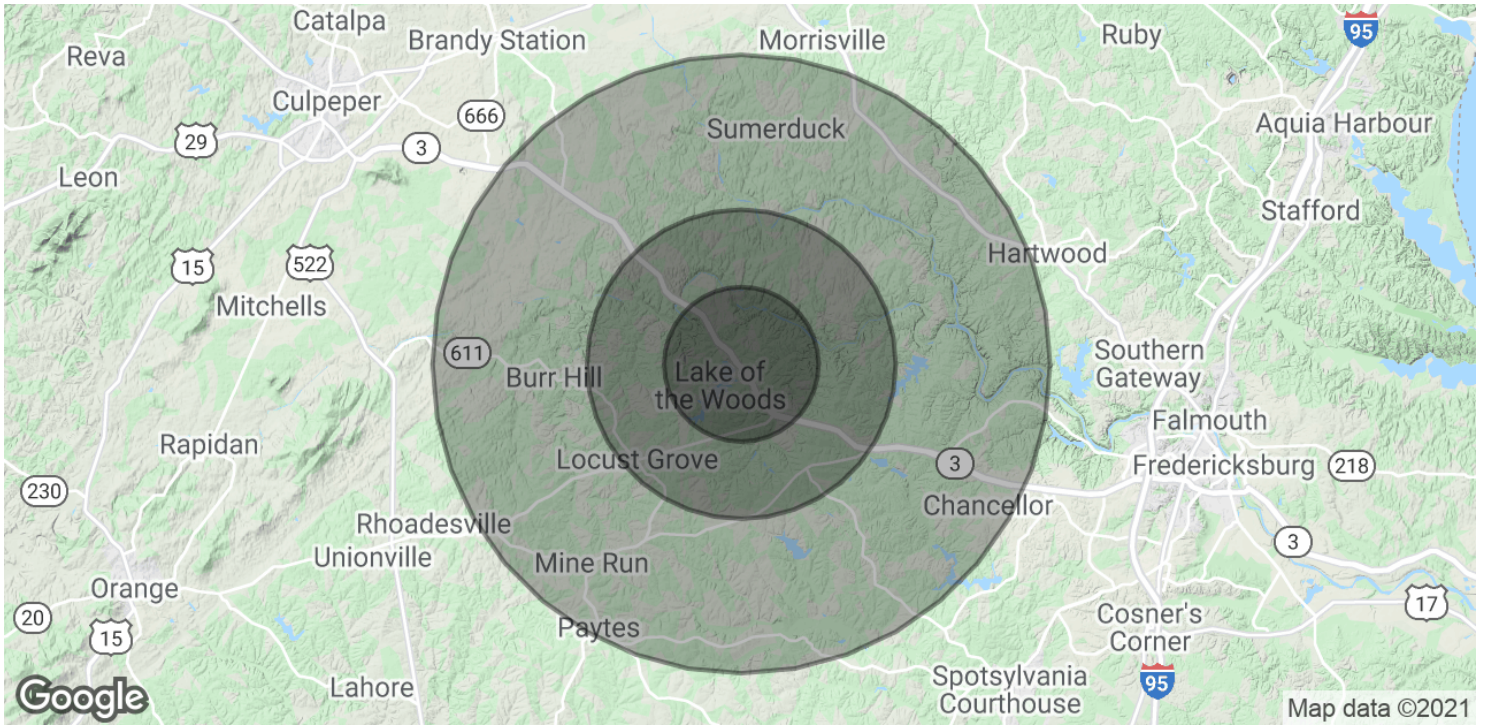
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SALE



POPULATION

2.5 MILES

5 MILES

10 MILES

| | | | |
|----------------------|-------|--------|--------|
| Total Population | 8,408 | 18,577 | 40,732 |
| Average age | 44.8 | 42.8 | 40.5 |
| Average age (Male) | 44.7 | 42.7 | 40.3 |
| Average age (Female) | 45.2 | 42.8 | 41.0 |

HOUSEHOLDS & INCOME

2.5 MILES

5 MILES

10 MILES

| | | | |
|---------------------|-----------|-----------|-----------|
| Total households | 3,451 | 7,327 | 14,812 |
| # of persons per HH | 2.4 | 2.5 | 2.7 |
| Average HH income | \$84,505 | \$86,658 | \$93,745 |
| Average house value | \$297,093 | \$307,867 | \$374,405 |

* Demographic data derived from 2010 US Census

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