

690 WARRENTON RD

Fredericksburg, VA

± 0.90 ACRES | FOR SALE OR LEASE



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PREMISES

- ± 0.90 acres for sale or lease
- ~145 feet of road frontage on Rte 17.
- 63,000 Vehicles per day.
- Rare opportunity in a dense market.
- Ownership will consider sale or lease.
- Great visibility on a heavily travelled corridor.
- 1 mile from 95 exit 133.

Available Space:	± 0.90 Acres
Price:	Negotiable
Timing:	Immediate

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	6,114	36,566	82,446
Avg. HH Income	\$113,968	\$140,247	\$150,435
Daytime Population	6,645	23,687	65,422



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AERIAL



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For more information, please contact:

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