

FOR SALE

5405 SOUTHPOINT CENTRE BOULEVARD

FREDERICKSBURG, VA 22408



Property Features

- Excellent location with utilities available
- 3.5 Acres with 200 feet of I-95 frontage
- Less than ½ mile from exit 126
- Located in very dense and diverse retail area
- Nearby Tenants & Retailers:

SPECIFICATIONS

Total Size:	3.52 Acres
Asking Price:	\$2,495,000
Zoning:	C-3
Timing:	Available Immediately



TRAFFIC COUNTS

Rt. 1 / Patriot Hwy.
56,000 VPD

Southpoint Pkwy.
21,000 VPD

Interstate 95
104,000 VPD

DEMOGRAPHICS



POPULATION

1 Mile	6,814
3 Miles	54,166
5 Miles	129,517



AVERAGE HOUSHOLD INCOME

\$97,974
\$99,576
\$106,576



DAYTIME POPULATION

9,052
57,053
136,436

PROPERTY AERIAL



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