



**FOR SALE**

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## **LAFAYETTE STATION**

307 Lafayette Blvd Fredericksburg, VA 22401

### **PROPERTY HIGHLIGHTS**

- Opportunity for Owner/Occupant or Investor
- SBA Ready: More than 50% Vacant
- Partially occupied, income producing
- Directly adjacent to Fredericksburg VRE Train Station
- Ideally located in Downtown Fredericksburg
- Off-Street Parking On-Site

**Jonathan Gardner**

Principal Broker

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## PROPERTY DESCRIPTION

Three story building with elevator access to upper floors, in the midst of a new development area along Lafayette Blvd in Downtown Fredericksburg, VA's Historic District. Partially occupied, offering supplemental rental income to an owner occupant. There are two spaces available to occupy in the basement level, with additional space on the 2nd floor for immediate occupancy. With short term leases throughout the building, offers some flexibility for the future use of the whole building, dependent upon the new ownership's goals. The basement also has a fully equipped gym space, which could be used as a building amenity from new owner, or leased out to a gym/trainer. The building is located within the Lafayette Station property owner's association, offering some shared parking to commercial occupants, and the building also has it's own exclusive parking, off-street. The parking lot and trash removal are maintained by the POA.

## OFFERING SUMMARY

Sale Price:	\$1,700,000.00
Number of Parking Spaces:	16
Building Size:	7,650 SF
Occupancy:	41%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,338	17,828	34,494
Total Population	8,535	47,916	94,101
Average HH Income	\$89,896	\$79,365	\$82,364

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**VAKOS REAL ESTATE SERVICES**

• 540.898.3242

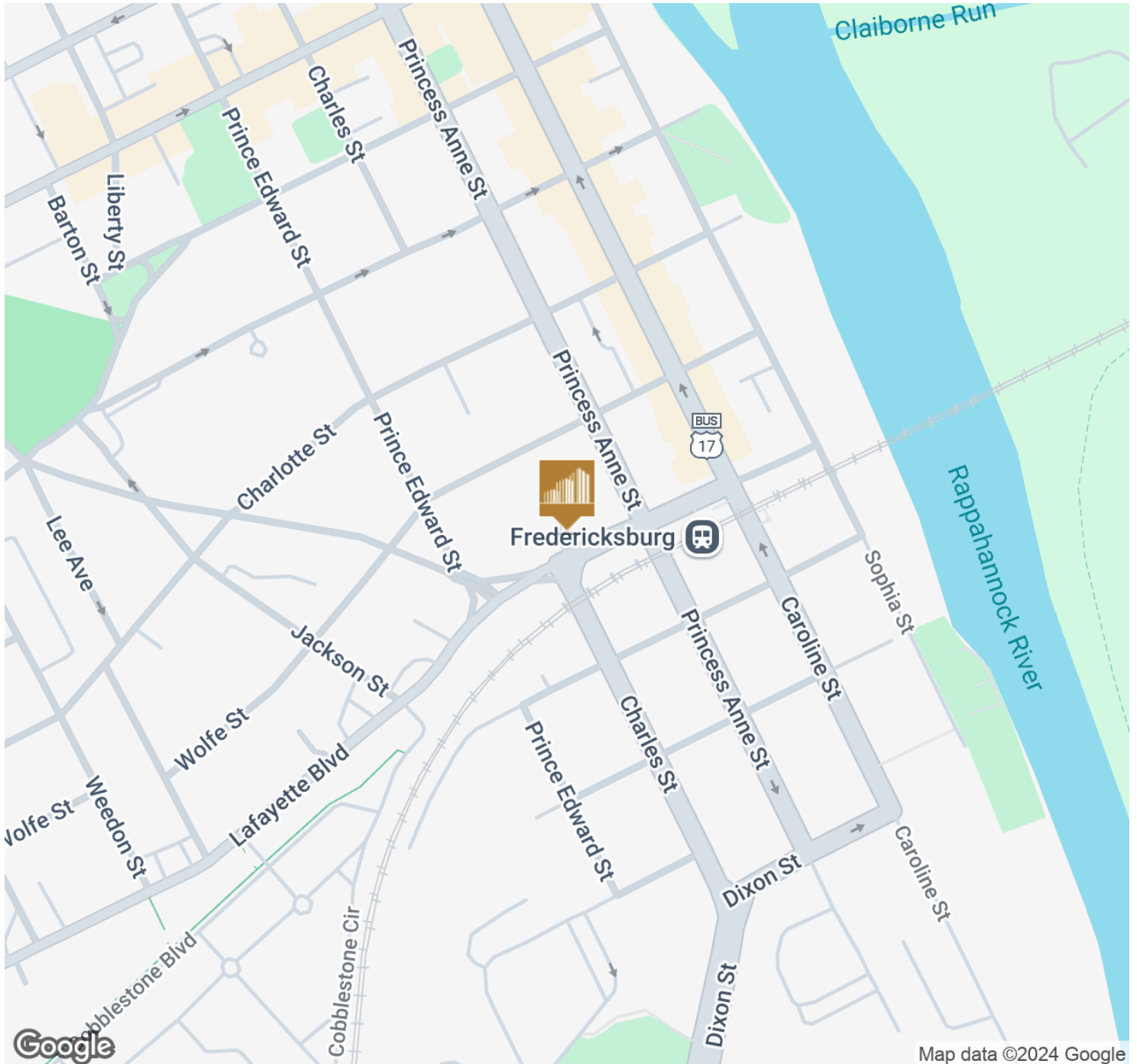
• 10333 Southpoint Landing Blvd

• <http://www.vakosreservices.com>

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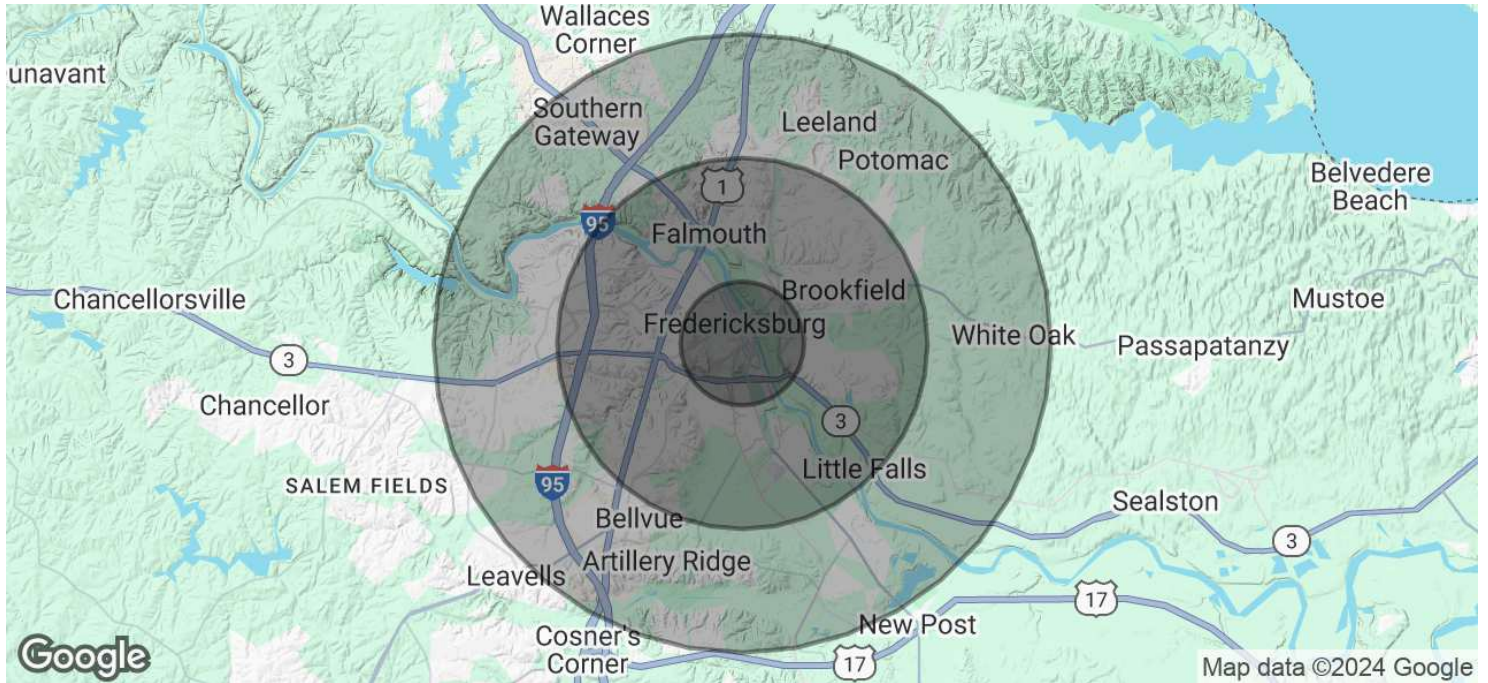
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,535	47,916	94,101
Average Age	35.2	33.9	34.9
Average Age (Male)	33.3	33.4	34.1
Average Age (Female)	36.2	34.5	35.5

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,338	17,828	34,494
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$89,896	\$79,365	\$82,364
Average House Value	\$452,172	\$369,311	\$339,494

2020 American Community Survey (ACS)

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