

SALE

11011 LEAVELLS ROAD

Fredericksburg, VA 22407



SALE PRICE

\$899,000

Brian Cunningham, CCIM
540 429 3414



COLDWELL BANKER
COMMERCIAL
ELITE

PROPERTY SUMMARY

11011 LEAVELLS ROAD

Fredericksburg, VA 22407



PROPERTY DESCRIPTION

Approved for C1 or C2 use. Confirmed with Spotsylvania Zoning Dept. 1.86 Acre commercial property located on main corridor between Plank Road and Courthouse Road. High traffic fare through, close to shopping, schools and restaurants. One of the few commercial properties left on Leavells Road. Great for retail, auto industry or office locations. Site plan available. Owner will allow time for study period. Lease option and Owner Financing Available. High Traffic Count 7 days a week
Great for retail or office location. gentle slope off the road and then property flattens out. Approved site plan for C1-2 use. Very high traffic fare through area, between route 3 communities. close to shopping center/schools & restaurants. Owner Financing

OFFERING SUMMARY

Sale Price:	\$899,000
Lot Size:	1.86 Acres
Zoning:	C1 or C2
APN:	23-15-A

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,347	16,922	33,322
Total Population	6,223	47,932	94,386
Average HH Income	\$83,755	\$83,784	\$83,080

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GALLERY

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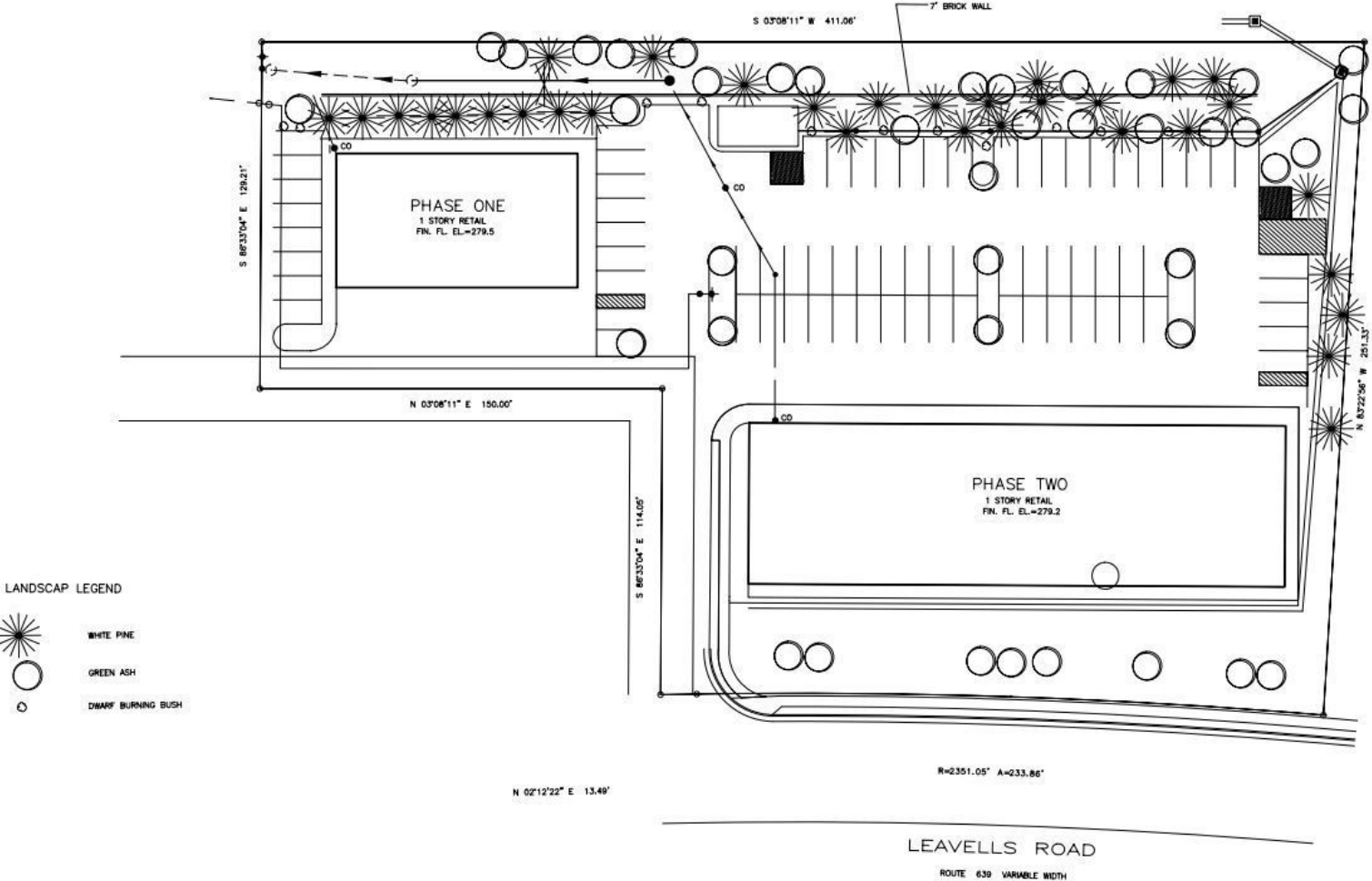
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SITE PLAN

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AERIAL

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DEMOGRAPHICS

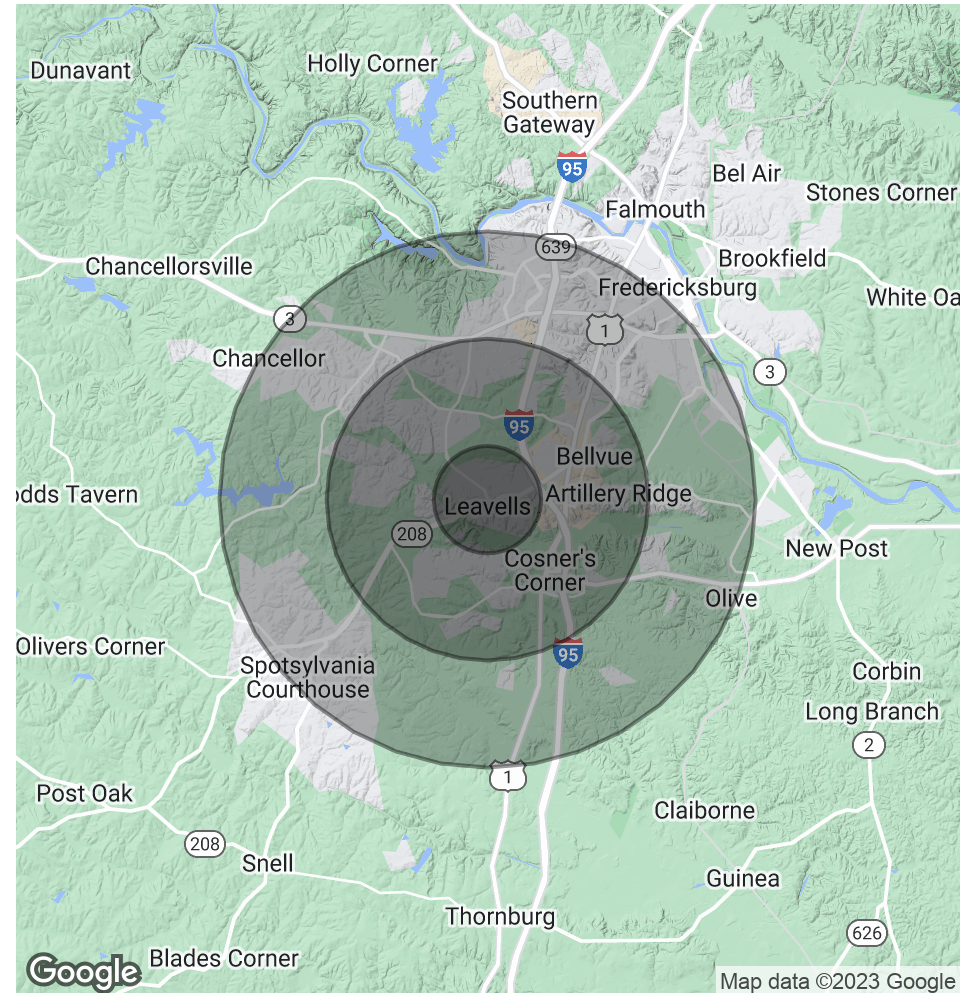
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,223	47,932	94,386
Average Age	34.7	35.4	34.5
Average Age (Male)	33.9	33.3	32.6
Average Age (Female)	36.4	37.3	36.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,347	16,922	33,322
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$83,755	\$83,784	\$83,080
Average House Value	\$301,710	\$315,939	\$316,867

* Demographic data derived from 2020 ACS - US Census



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AGENT

11011 LEAVELLS ROAD

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BRIAN CUNNINGHAM, CCIM

Senior Associate Broker

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Direct: 540.429.3414 | **Cell:** 540.429.3414

PROFESSIONAL BACKGROUND

Charlotte works with investors nationwide as well as and buyers/sellers locally. Charlotte has extensive experience in landlord representation, investment properties, and medical office buildings. Charlotte also enjoys working on sales and leases in lovely downtown Fredericksburg, especially multi-family buildings.

MEMBERSHIPS

Virginia CCIM Chapter
National Association of Realtors
Fredericksburg Area Association of Realtors
Fredericksburg Chamber of Commerce
The International Council of Shopping Centers (ICSC)

Elite

1201 Central Park Boulevard
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