

SALE

9017 PATRIOT HIGHWAY

9017 Patriot Highway Fredericksburg, VA 22407



PROPERTY DESCRIPTION

Introducing a prime opportunity in the thriving Fredericksburg area. This meticulously maintained 2,280 SF industrial building, renovated in 2015, is zoned I-1 and its strategic location ensures excellent accessibility, making it an attractive asset for industrial, transportation or self-storage purposes. With a strong history of performance and consistent demand, this property stands as a compelling opportunity for investors or developers seeking a secure and high-performing addition to their portfolio.

PROPERTY HIGHLIGHTS

- 2,280 SF industrial building
- 4.1 acre lot
- Zoned I-1
- Prime location in Fredericksburg area
- 100% occupancy through June, 2025
- Perfect for self-storage, manufacturing or distribution

Paul Eakin
(540) 846-5270

OFFERING SUMMARY

Sale Price:	\$3,999,000
Lot Size:	4.1 Acres
Building Size:	2,280 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,065	26,375	69,498
Total Population	2,715	73,632	191,419
Average HH Income	\$124,110	\$129,688	\$130,267



COLDWELL BANKER
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LOCATION DESCRIPTION

Located in the thriving hub of Fredericksburg, VA, this 4.1 acre property at 9017 Patriot Highway offers proximity to key points of interest for industrial, manufacturing and self-storage uses. This prime location provides easy access to major transportation arteries such as I-95 and Route 1, ideal for streamlined logistics and distribution operations. Nearby, the Central Park commercial area offers a range of retail and dining options, while the Fredericksburg Industrial Park and the Dahlgren Naval Surface Warfare Center are within close reach, presenting valuable collaborative opportunities. With a strong local workforce and a strategic location, the area surrounding this property offers a promising environment for industrial and manufacturing ventures.

LOCATION DETAILS

Market	Fredericksburg
County	Spotsylvania



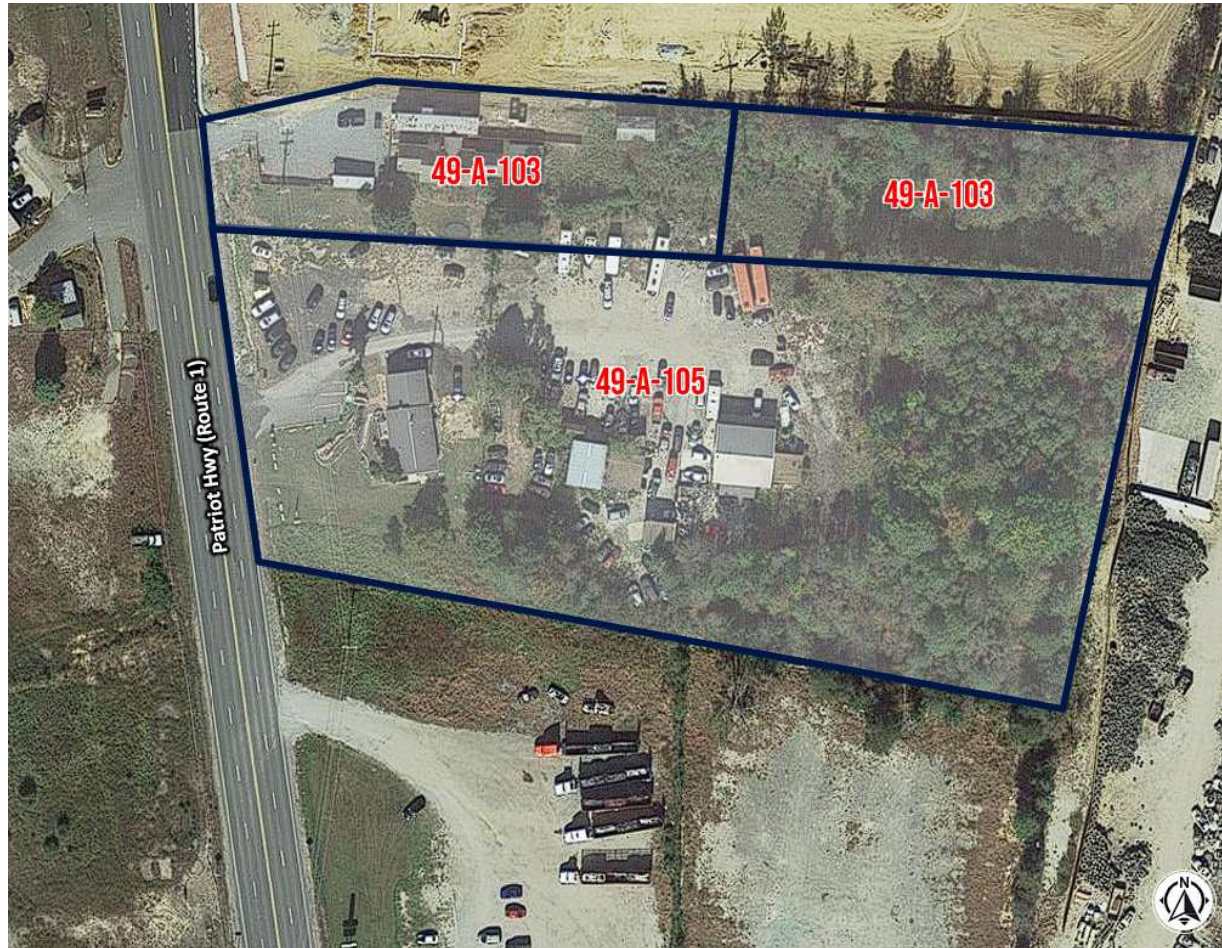
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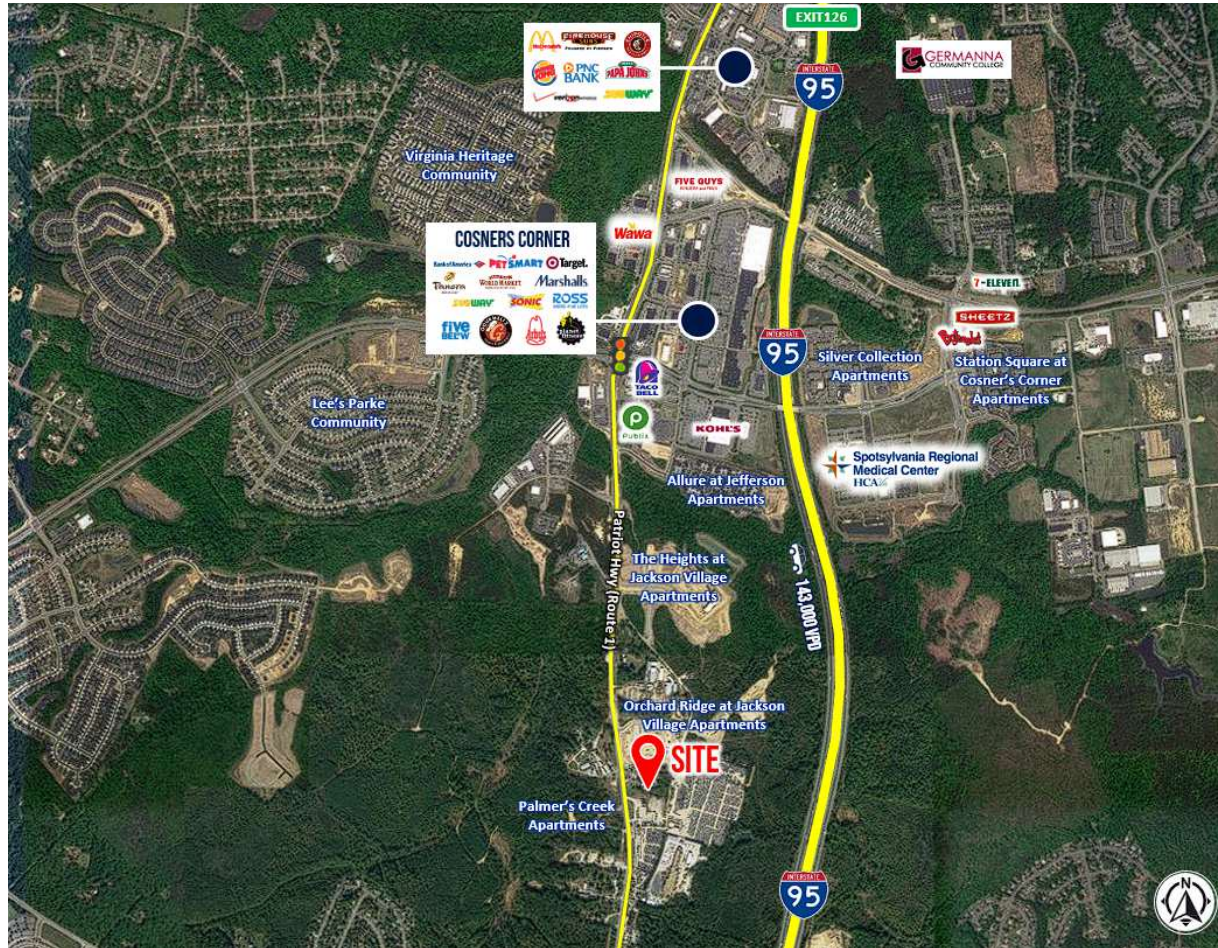


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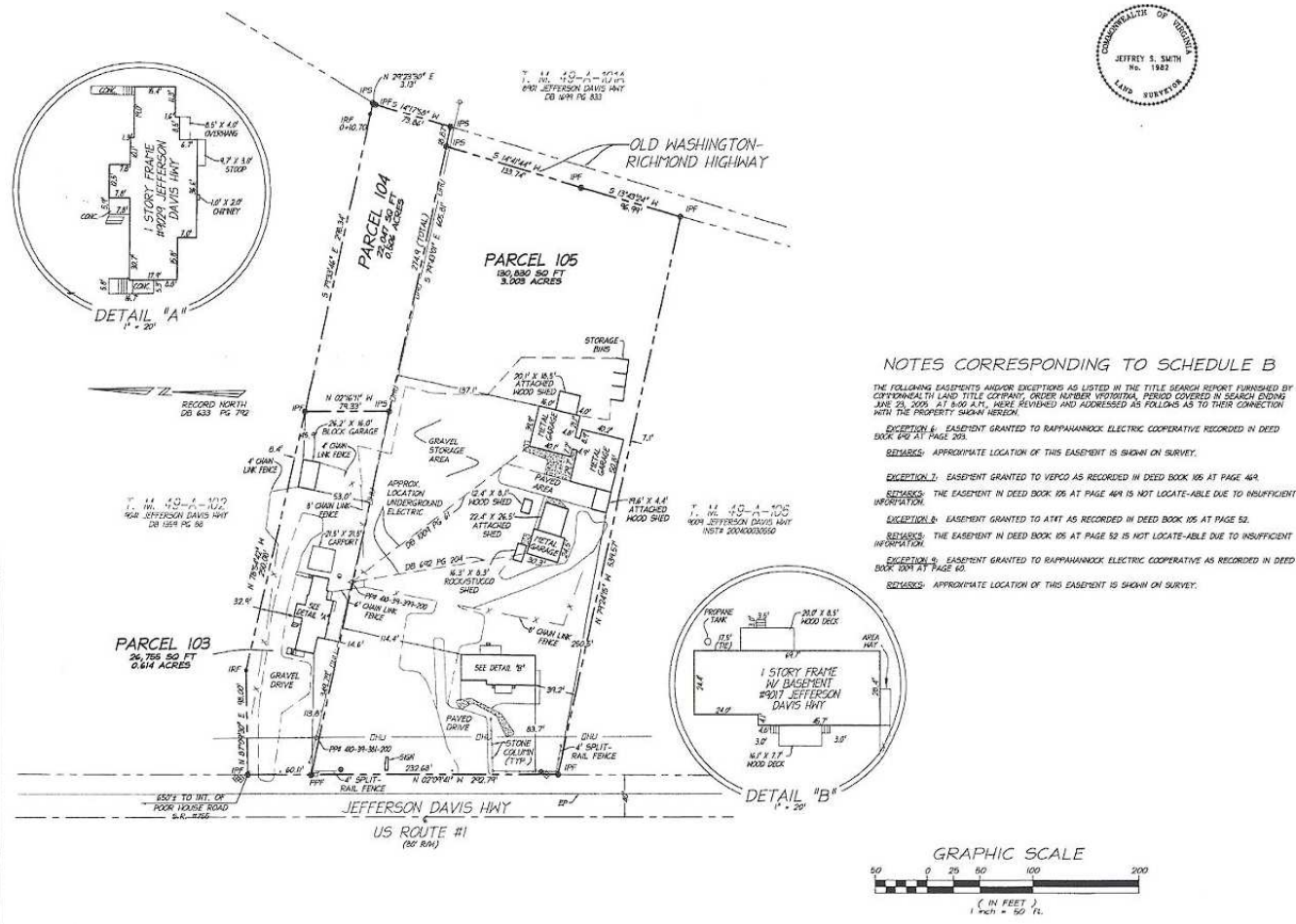


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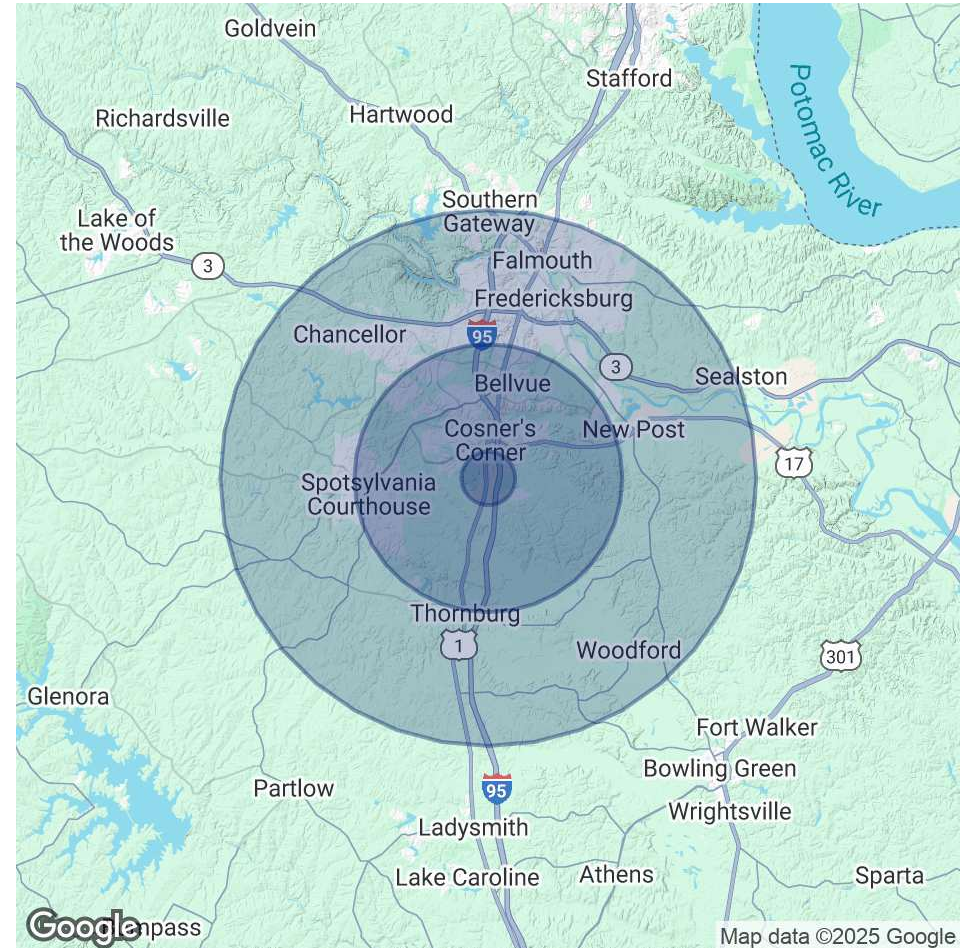
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,715	73,632	191,419
Average Age	34	39	39
Average Age (Male)	33	37	38
Average Age (Female)	36	40	40

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,065	26,375	69,498
# of Persons per HH	2.5	2.8	2.8
Average HH Income	\$124,110	\$129,688	\$130,267
Average House Value	\$436,838	\$432,121	\$461,497

Demographics data derived from AlphaMap



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PAUL EAKIN

Senior Associate Broker

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Direct: **(540) 846-5270**

PROFESSIONAL BACKGROUND

Paul is an experienced professional dedicated to customer service, having held various management roles that emphasize the significance of safeguarding a business's most valuable asset: the customer. This commitment has paved the way for his success across multiple industries.

Currently, Paul serves as a Senior Associate Broker at Coldwell Banker Commercial Elite in Fredericksburg, VA, where he focuses on all facets of commercial real estate, including leasing, sales, tenant and landlord representation, and investment sales. From 2015 to 2017, he was the Director of Commercial Sales & Leasing at KW Commercial in Fredericksburg. Prior to that, he spent six years as an Associate Broker at Cushman & Wakefield|Thalhimer, specializing in various aspects of commercial real estate. He also built a solid foundation in residential real estate as a Realtor with Keller Williams Realty, where he worked with new and existing home sales, leasing, rentals, and foreclosures.

Before entering real estate, Paul spent thirteen years at FedEx in various operations, sales, and customer service management roles. His experience covered the entire spectrum of package and freight movement in both air and ground operations, as well as retail marketing and sales for the nationwide drop-off network.

Paul obtained his Virginia Salesperson License in 2005 and his Broker's License in 2009. Paul earned an Executive Masters Degree in Business Administration from Christian Brothers University, Memphis, TN.

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