

# SALE

## LOT 1 HOME 2 SUITES PAD SITE

9901 B Patriot Hwy Fredericksburg, VA 22407



### PROPERTY DESCRIPTION

The property will be sold in its entirety.

### PROPERTY HIGHLIGHTS

- Part of and located in a major Shopping Center.
- Next to a Newly constructed, NOW OPEN HOME 2 SUITES.
- Near shopping, restaurants, housing, medical offices and Spotsylvania regional Hospital
- utilities to the pad as well as underground storm water drain system, curb and gutter already installed
- HOME 2 Suites NOW OPEN

### OFFERING SUMMARY

Sale Price:	\$669,000
Lot Size:	0.755 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,844	38,707	68,655
Total Population	4,802	107,110	195,644
Average HH Income	\$82,306	\$80,546	\$86,703

**J.R. Burdette**  
239 293 4087

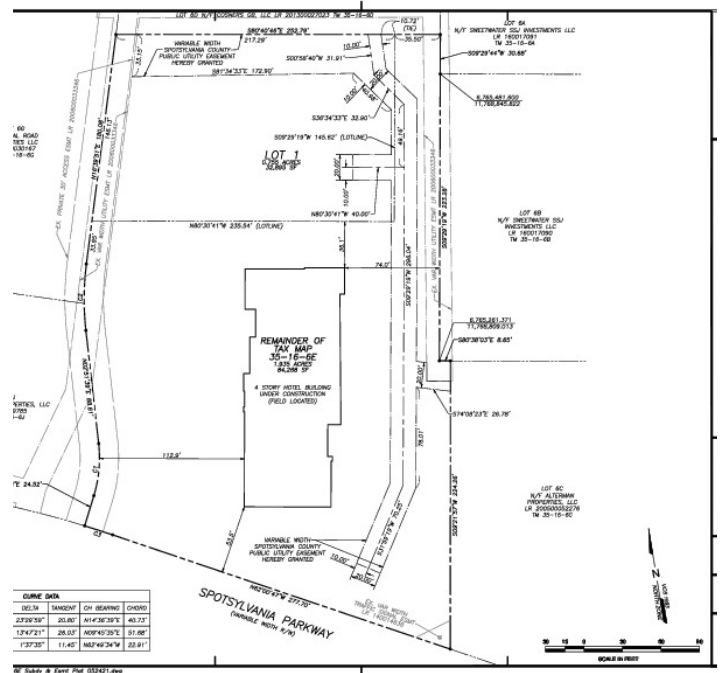


**COLDWELL BANKER**  
**COMMERCIAL**  
**ELITE**

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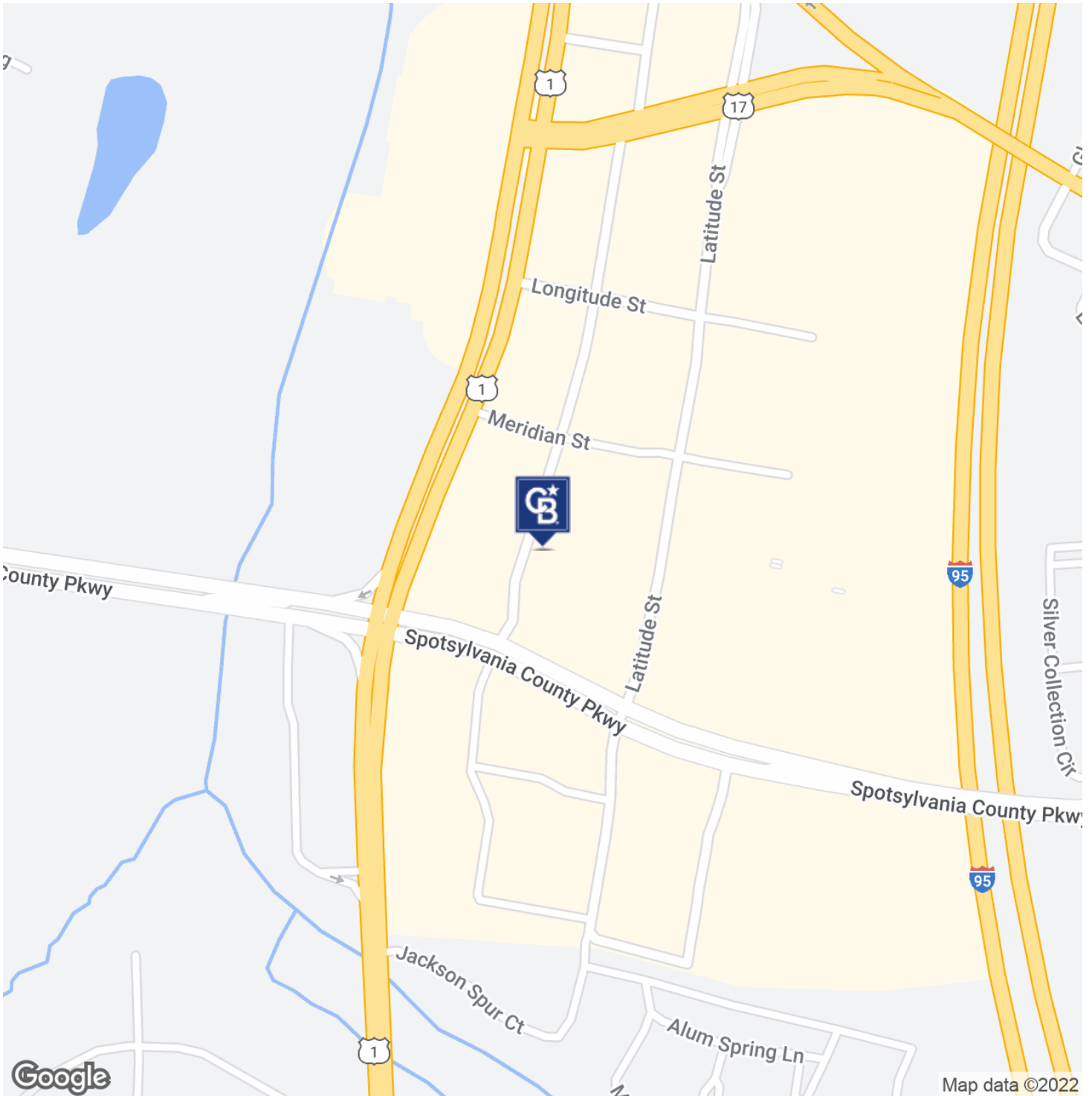


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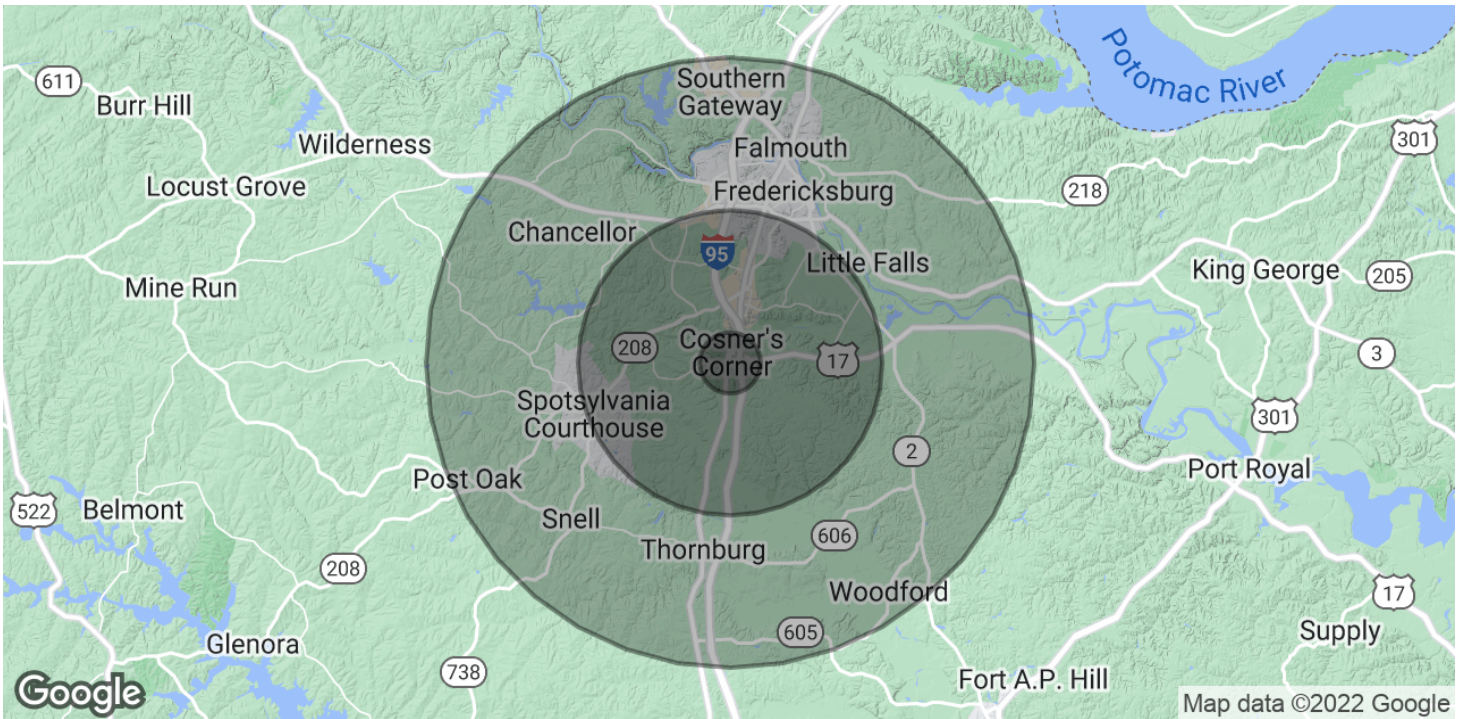


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,802	107,110	195,644
Average Age	35.7	34.3	34.9
Average Age (Male)	35.2	32.7	33.8
Average Age (Female)	36.4	35.5	36.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,844	38,707	68,655
# of Persons per HH	2.6	2.8	2.8
Average HH Income	\$82,306	\$80,546	\$86,703
Average House Value	\$287,164	\$331,206	\$337,486

\* Demographic data derived from 2020 ACS - US Census

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