



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



# 21,273 SF RETAIL BUILDING IN DOWNTOWN FREDERICKSBURG FOR SALE

1001 Caroline St, Fredericksburg, VA 22401

Price:	Contact
Building Size:	21,273 SF
Parcel Size	0.32 AC
Zoning:	CD

For sale in historic downtown Fredericksburg, this impressive 21,273 square foot retail building is located at 1001 Caroline Street, VA 22401. Situated at a signalized intersection on Caroline Street, with convenient access to Sofia Street, this property boasts excellent visibility and foot traffic. Built in 1939 and recently upgraded with a new roof, it sits on a spacious 0.39-acre parcel. Zoned CD (Commercial Downtown), the building allows for multi-family use by right, presenting a unique opportunity for retail development or mixed-use possibilities. Don't miss this chance to invest in a prime location within Fredericksburg's vibrant commercial landscape.

## LOCATION

Fredericksburg, located just 50 miles south of Washington, D.C., is a city steeped in history and culture, yet it's also a hub of modern growth and development.

Fredericksburg has experienced significant population and economic growth in recent years, making it one of Virginia's most vibrant and sought-after markets for businesses. The city's expanding population and thriving economy create a robust customer base and ample opportunities for business growth.

Positioned at the intersection of major transportation routes, including Interstate 95 and U.S. Route 1, Fredericksburg offers unparalleled accessibility and connectivity. This strategic location provides businesses with easy access to regional and national markets, making it an ideal location for distribution, logistics, and commerce.

Fredericksburg boasts a pro-business environment with a supportive local government, streamlined permitting processes, and a strong network of business resources and services. The city is committed to fostering economic development and offers various incentives and programs to encourage business growth and investment.

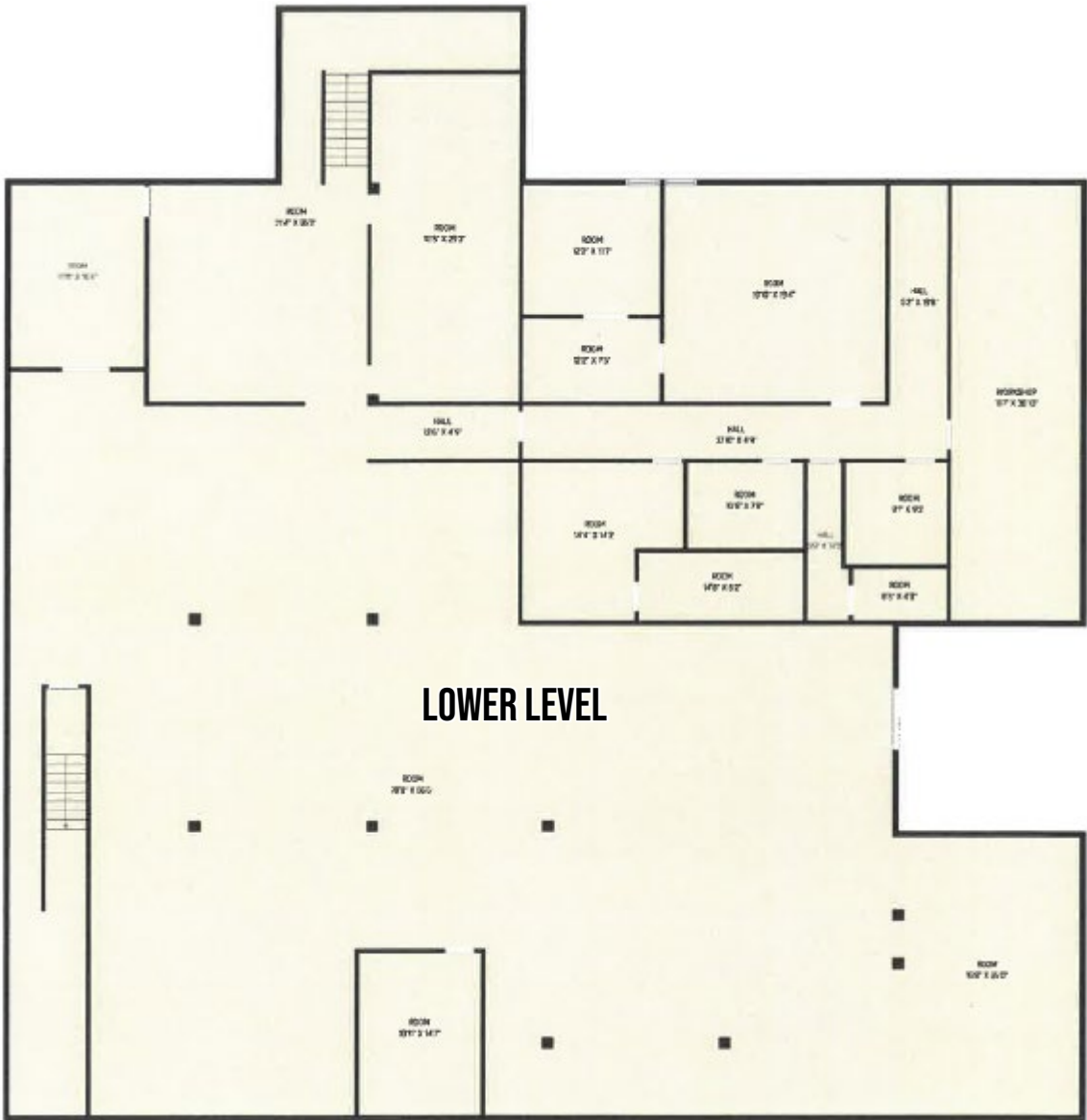
Fredericksburg's economy is diverse and growing, with a mix of industries including healthcare, education, retail, and professional services. The city's strong job market, low unemployment rate, and high quality of life make it an attractive destination for businesses, employees, and residents alike.

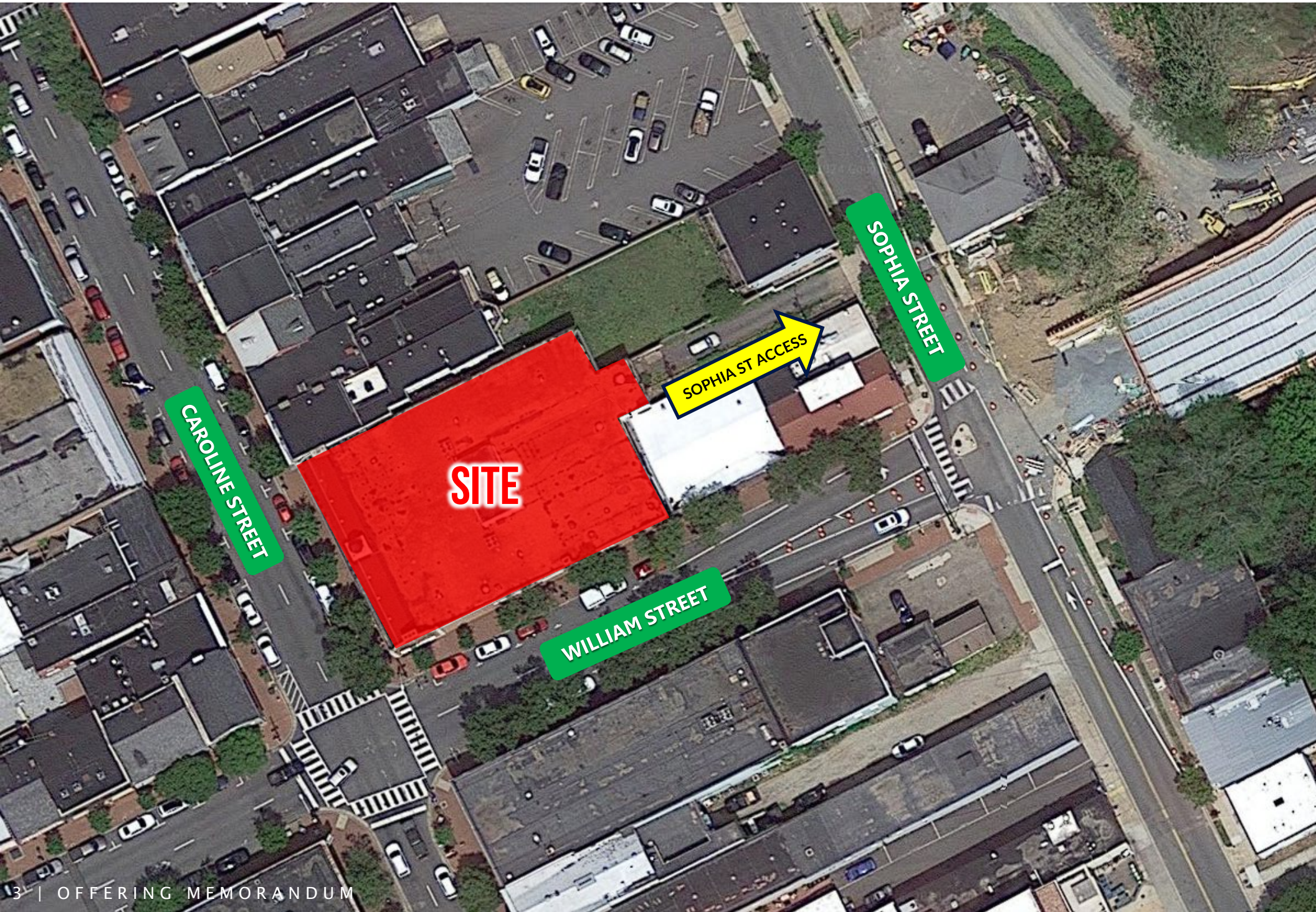
Beyond its economic vitality, Fredericksburg is a city rich in history, culture, and charm. Its historic downtown district, vibrant arts scene, and numerous cultural attractions draw visitors from near and far, creating additional opportunities for businesses in the retail, hospitality, and tourism sectors.

## HIGHLIGHTS

- 21,273 SF Retail Building on 0.18 AC
- Excellent Opportunity for Retail Development
- Located at Signalized Intersection on Caroline St
- CD Zoning
- Multi-Family By Right
- New Roof
- Sophia Street Access







CAROLINE STREET

SITE

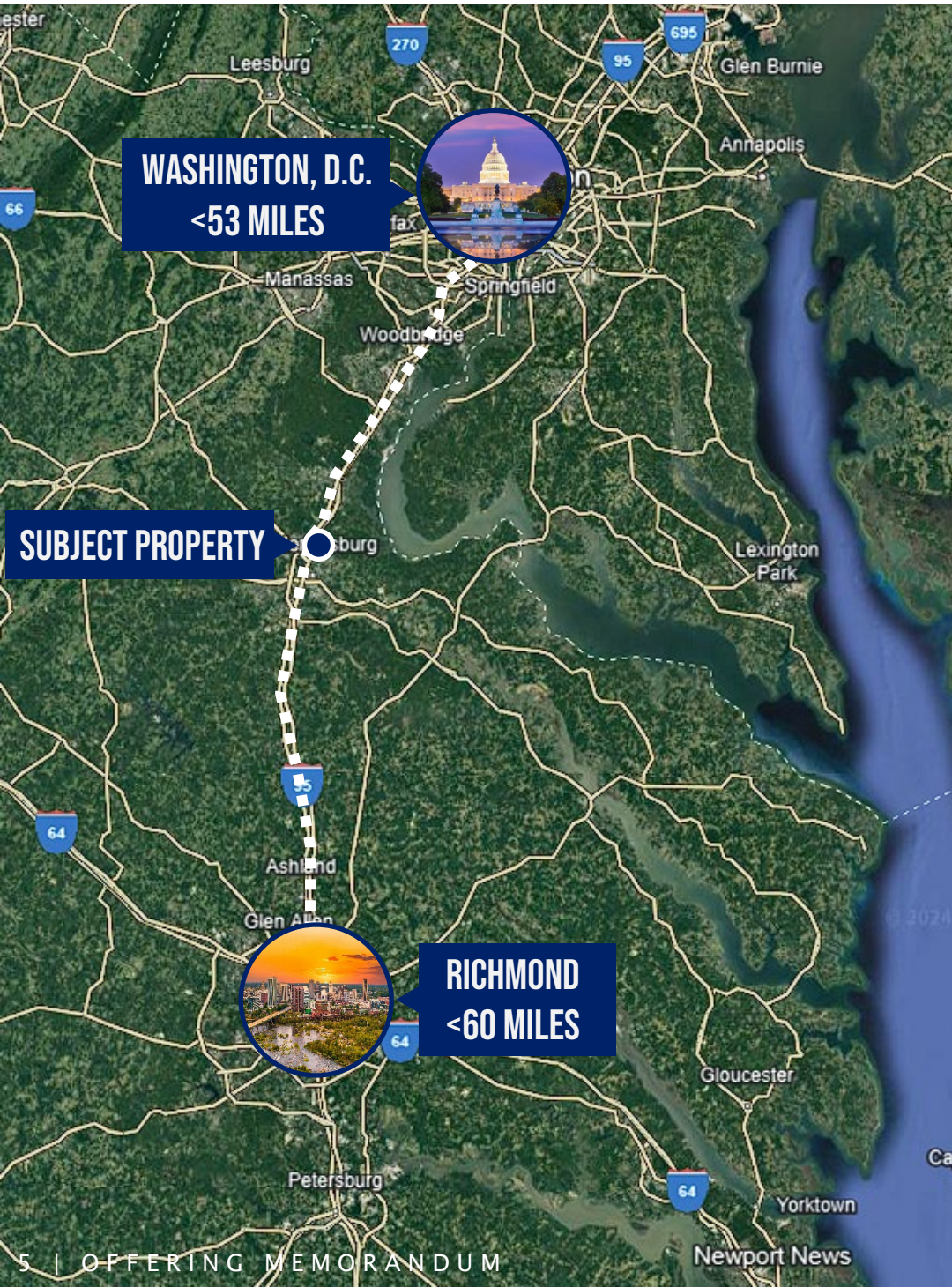
SOPHIA ST ACCESS

SOPHIA STREET

WILLIAM STREET



# PROPERTY DEMOGRAPHICS



POPULATION	3-MILE	5-MILE	10-MILE
2029 Projection	65,544	117,755	259,606
2024	60,289	107,207	234,709
2020	57,503	101,282	220,878

HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2029 Projection	24,359	43,936	91,161
2024	22,395	39,973	82,356
2020	21,360	37,758	77,480

INCOME	3-MILE	5-MILE	10-MILE
2024 Avg. Household Income	\$118,451	\$115,596	\$125,207



OFFERING MEMORANDUM

# DOWNTOWN FREDERICKSBURG RETAIL

1001 CAROLINE STREET | FREDERICKSBURG, VA 22401

FOR MORE INFORMATION PLEASE CONTACT:



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