



COLDWELL BANKER
COMMERCIAL

ELITE



0.51 AC PRIME WATERFRONT PROPERTY DOWNTOWN FREDERICKSBURG

1009 & 1017 Sophia Street, Fredericksburg, VA 22401

OFFERING MEMORANDUM

LISTED BY



ALLISON GRAVES, CCIM

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TABLE OF CONTENTS

- 3 PROPERTY HIGHLIGHTS
- 4 PROPERTY DESCRIPTION
- 5 PROPERTY AERIAL
- 6 AERIAL GALLERY
- 7 RETAIL MAP
- 8 DEMOGRAPHICS

PROPERTY HIGHLIGHTS

- **Strategic Location** – Nestled in the vibrant downtown historic district of Fredericksburg on the banks of the Rappahannock River.
- **Building** – 2,840 square foot building at 1017 Sophia currently leased to The Pig Pitt restaurant. Leased until 2/28/26, ensuring immediate rental income for the new owner.
- **Downtown Parking** – Property consists of 2 parcels. 1009 Sophia consists of a parking lot leased to the City of Fredericksburg on a month-to-month basis, as a public parking lot. This lease can also convey with the sale.
- **Zoning** – The CD (Commercial Downtown) zoning allows for the flexibility of the buyer to redevelop the property into various commercial, multi-family, or mixed-use options by-right, maximizing the potential of this prime location.

PRICE:

\$1,750,000

PROPERTY TYPE:

RETAIL

ACREAGE:

0.51 AC

PARCELS:

14-L6 & 14-1009



PROPERTY DESCRIPTION

Welcome to 1009 & 1017 Sophia Street, a unique opportunity to own two parcels totaling .51 acres of prime waterfront property in the heart of Fredericksburg's historic district. Nestled in the vibrant downtown district of Fredericksburg, this property boasts waterfrontage on the Rappahannock River. The 2,840 square foot building is currently leased to The Pig Pitt restaurant, with the lease valid until 2/28/26, ensuring immediate rental income for the new owner. Additionally, a parking lot is leased to the City of Fredericksburg for use as a public parking lot on a month-to-month basis, with this lease also conveying with the sale. The CD (Commercial Downtown) zoning allows for the flexibility of the buyer to redevelop the property into various commercial, residential or mixed-use options by-right, maximizing the potential of this prime location. This is a rare opportunity to invest in a piece of Fredericksburg's rich history while enjoying the benefits of a waterfront property in a bustling downtown setting. Whether you're looking to continue leasing to established tenants, redevelop the property, or create a new waterfront venture, the possibilities are endless. Don't miss out on this exceptional investment opportunity in one of Virginia's most charming and historic towns.

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.

Property is located in the sought after Historic District of Fredericksburg on the Rappahannock River. Take William Street into Downtown Fredericksburg. Left onto Sophia Street before the Chatham Bridge.



PROPERTY AERIAL

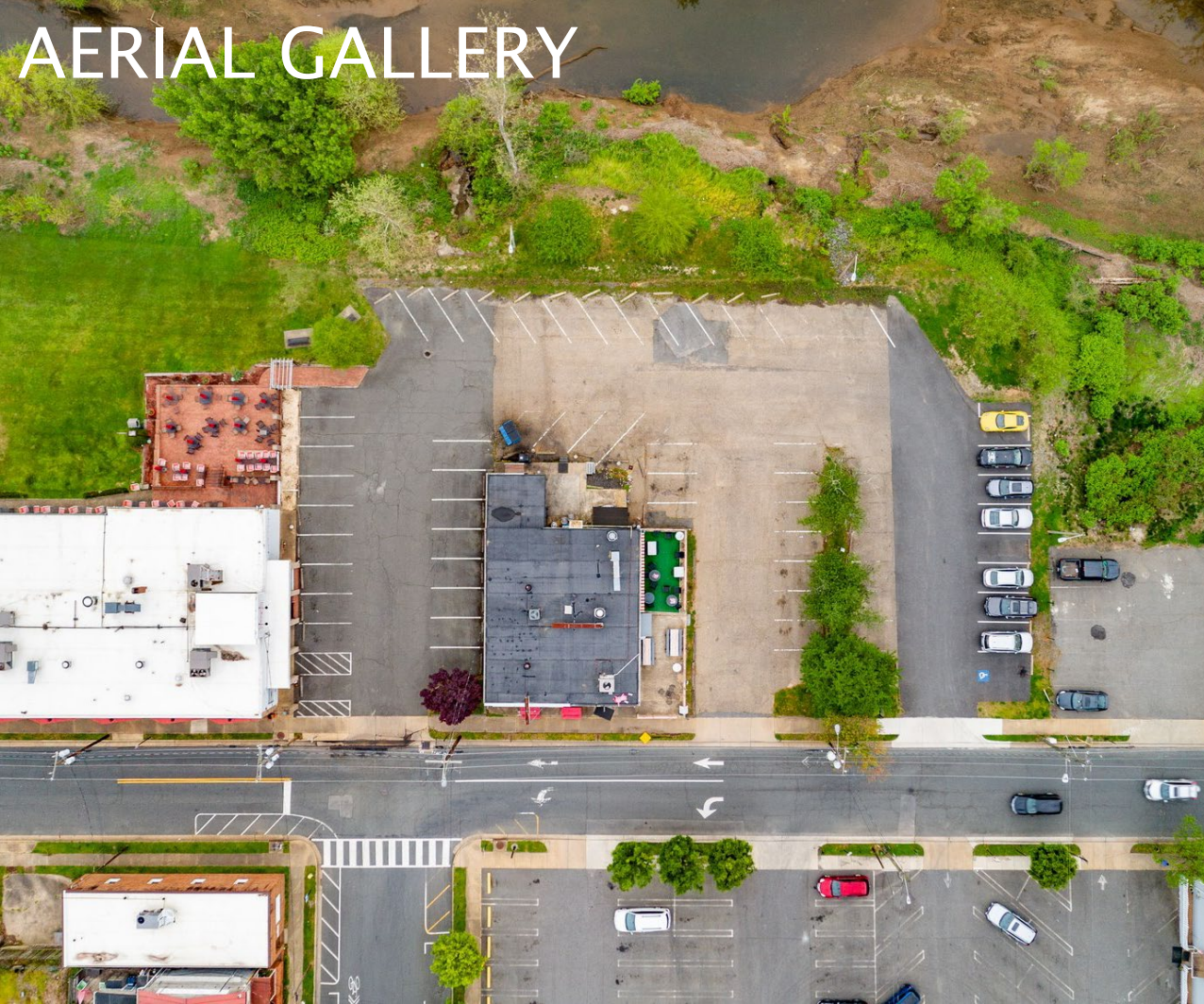


Rappahannock River

Chatham Bridge

Sophia Street

SITE



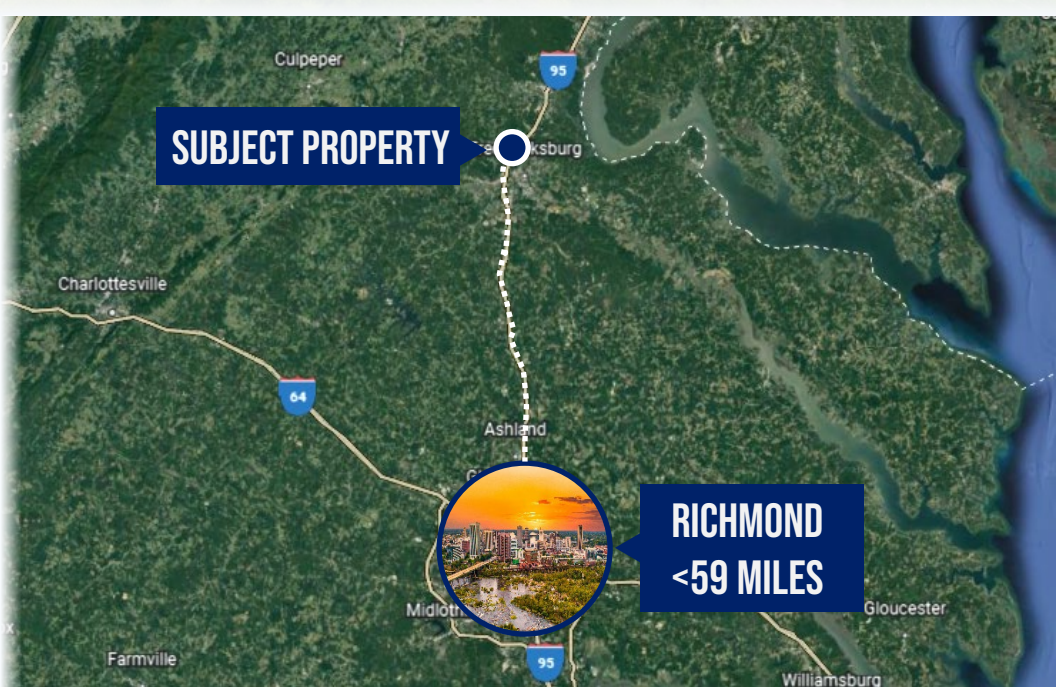
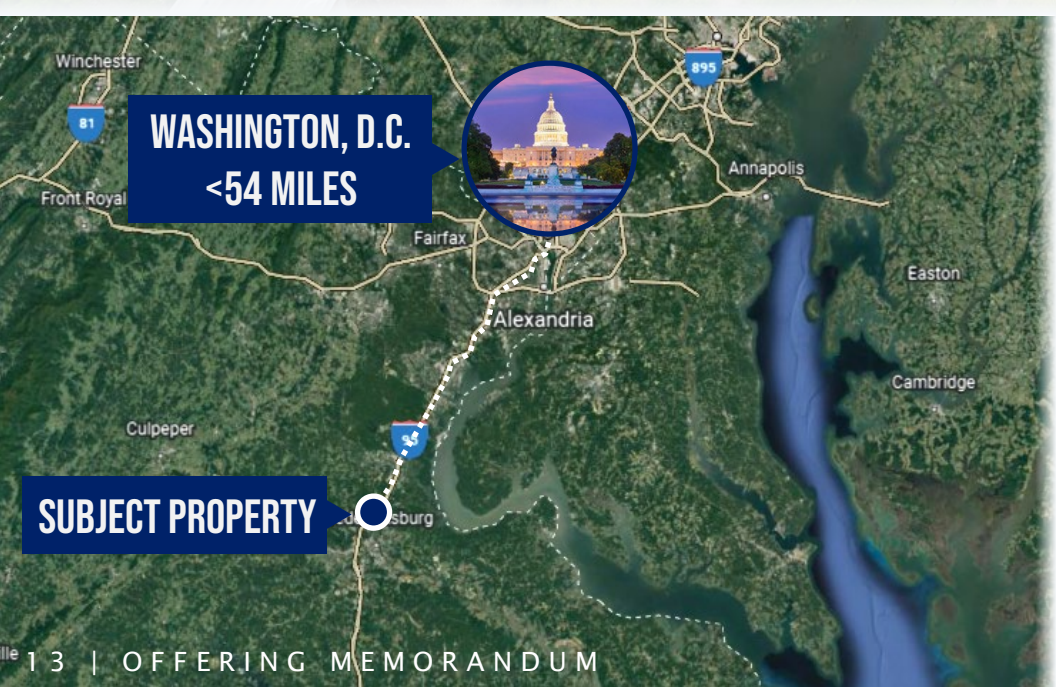


PROPERTY DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2028 Projection	9,860	58,336	107,423
2023	10,054	57,253	103,541
2010	9,513	49,062	86,509
2023-2028 Annual Growth	-0.4%	0.4%	0.8%
2010-2023 Annual Growth	0.4%	1.3%	1.5%

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2028 Projection	3,708	21,803	39,120
2023	3,790	21,460	37,780
2010	3,370	18,242	31,474
2023-2028 Growth	-0.4%	0.3%	0.7%
2010-2023 Growth	0.9%	1.4%	1.6%

INCOME	1-MILE	4-MILE	5-MILE
2023 Avg. Household Income	\$91,198	\$104,794	\$107,498



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