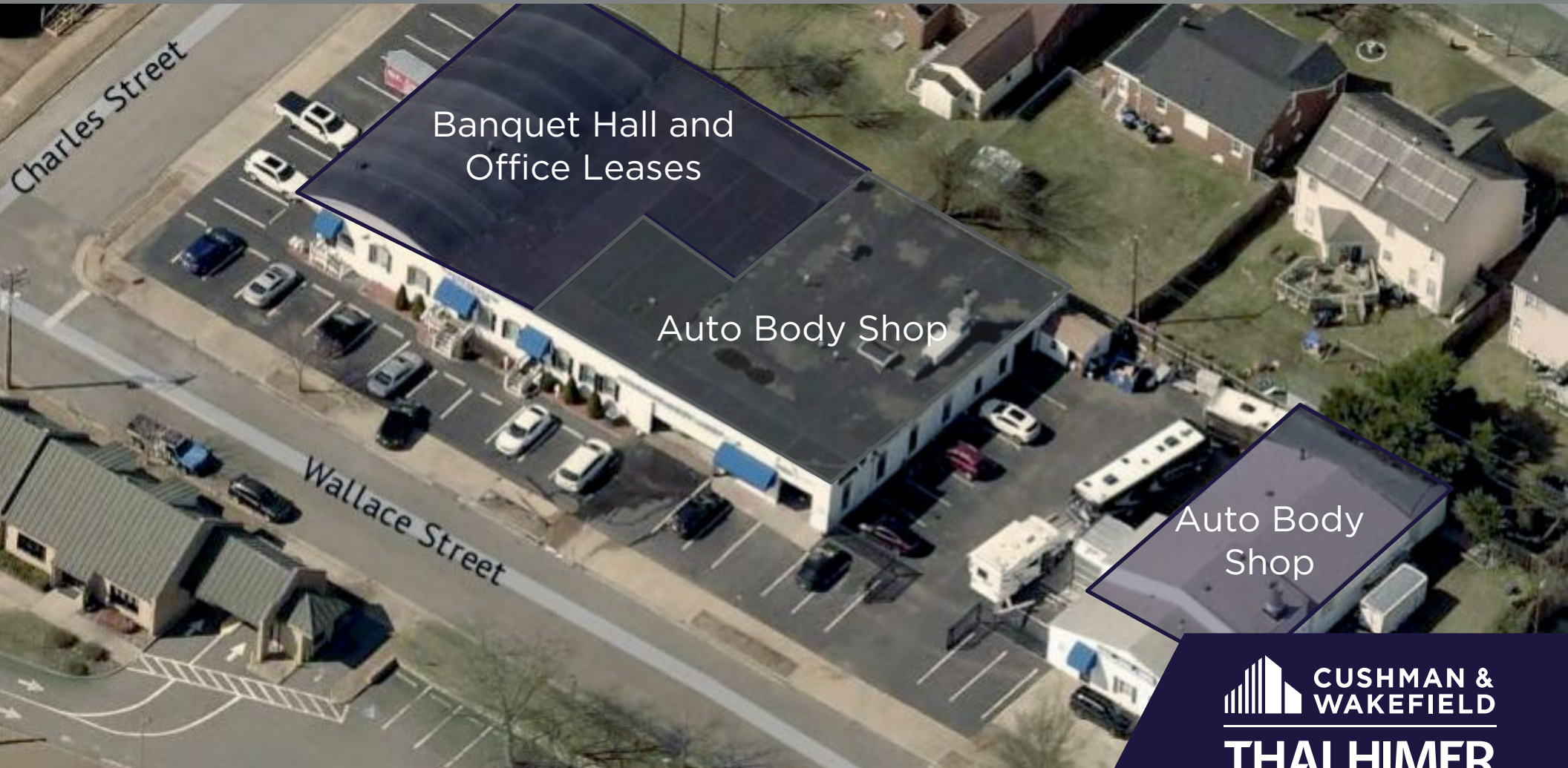


# 309 & 325 Wallace Street

## Fredericksburg, VA

16,116 SF SPACE AVAILABLE | TWO BUILDINGS | FOR SALE



WILSON GREENLAW, CCIM, SIOR | [wilson.greenlaw@thalhimer.com](mailto:wilson.greenlaw@thalhimer.com) | 540 322 4156



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# 309 & 325 Wallace Street

## Fredericksburg, VA

16,116 SF SPACE AVAILABLE | TWO BUILDINGS | FOR SALE

### PREMISES

- Well located automotive repair shop.
- Diverse property with income producing offices.
- Great opportunity for a business seeking automotive repair location in Fredericksburg.
- Visibility from Rte 1, Emancipation Highway.
- Upside potential by creating additional office rental area.
- Includes fenced storage lot.

<b>Available Space:</b>	309 Wallace St: 3,444 SF 325 Wallace St: 12,672 SF
<b>Price:</b>	\$2,249,000
<b>Bays</b>	6 total
<b>Timing:</b>	Immediate

<b>DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>Population</b>	6,796	56,067	104,188
<b>Avg. HH Income</b>	\$125,597	\$135,496	\$136,945
<b>Daytime Population</b>	16,869	72,748	117,971

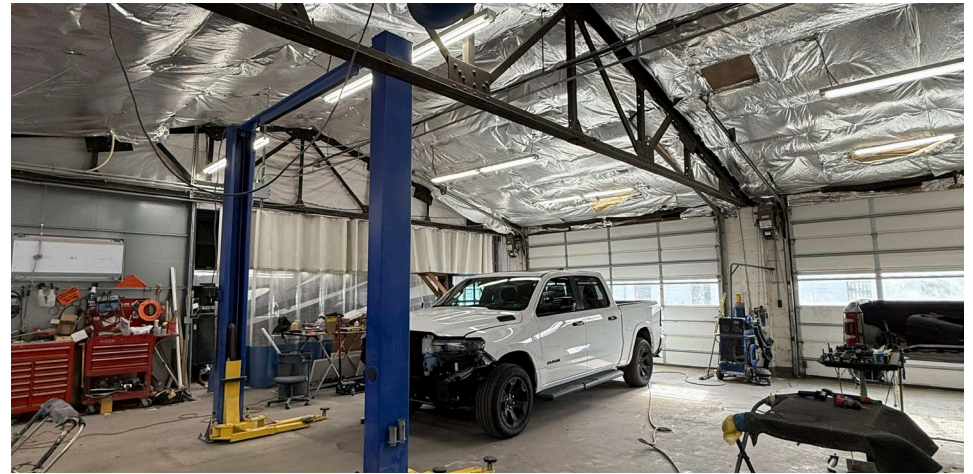




# 309 & 325 Wallace Street

Fredericksburg, VA

## PHOTOS



# 309 & 325 WALLACE ST

Fredericksburg, VA

**For more information, please contact:**

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