



372 WARRENTON ROAD

FREDERICKSBURG, VA 22405

Phillip Baxter
Senior Vice President
804.822.3131
phillip.baxter@svn.com

Property Summary



OFFERING SUMMARY

Sale Price:	\$1,000,000
Lot Size:	0 Acres
Year Built:	1994
Building Size:	1,232 SF
Price / SF:	\$811.69

PROPERTY OVERVIEW

1 +/- AC in one of Fredericksburg's Busiest Corridors | 372 Warrenton Avenue, Fredericksburg, VA

PROPERTY HIGHLIGHTS

- Former Gulf Station Direct access to Route 17
- Additional land available totaling 50 acres. Potential residential, hotel, storage facility, multi-family apartments, etc.
- Last undeveloped site on I-95 and Route 17; highly visible for c-store, fast food, pharmacy, multi-tenant retail, hotel, restaurant
- Water and sewer available

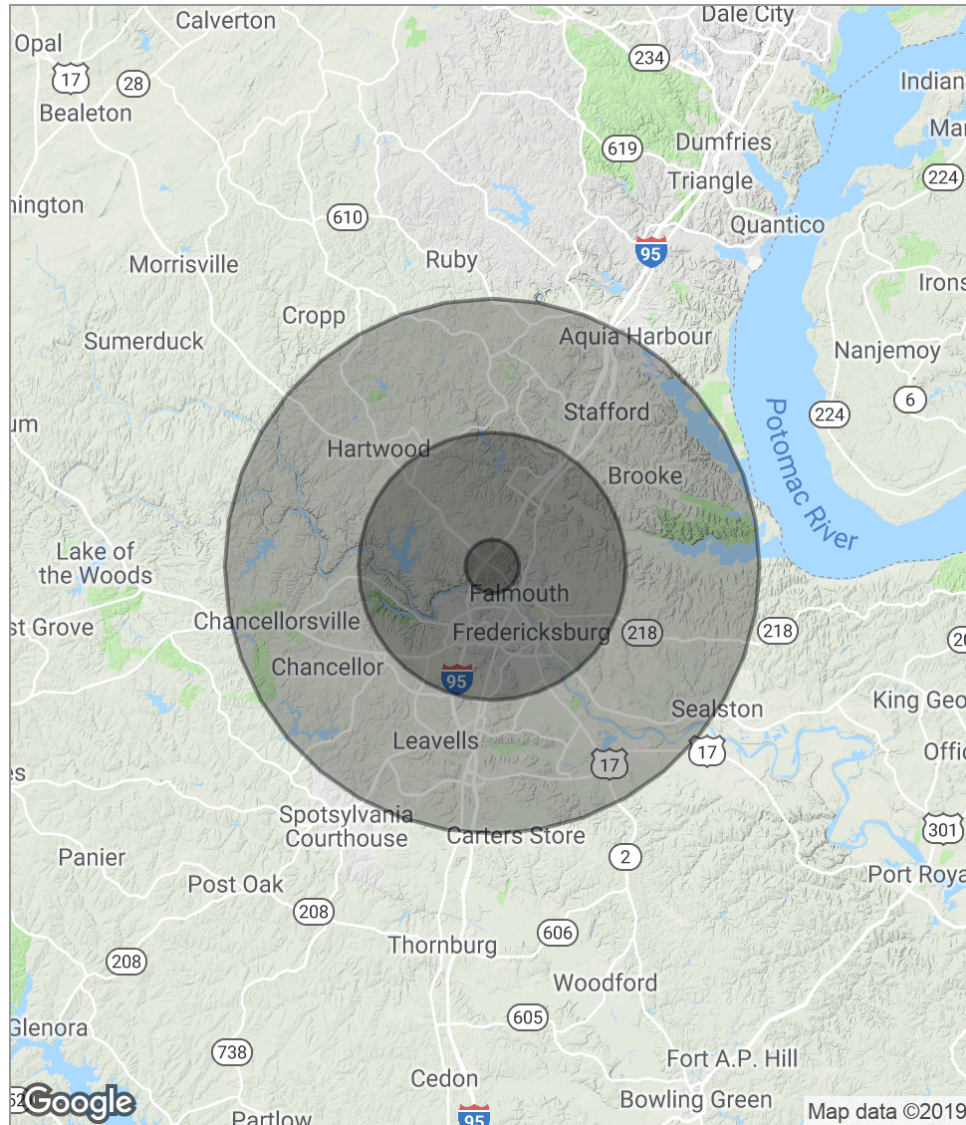
Additional Photos



Location Maps



Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,616	75,918	241,535
Median age	36.3	34.9	34.6
Median age [Male]	38.2	34.3	33.8
Median age [Female]	35.5	35.4	35.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	654	27,804	82,509
# of persons per HH	2.5	2.7	2.9
Average HH income	\$75,494	\$82,589	\$93,185
Average house value	\$307,678	\$367,746	\$350,656

* Demographic data derived from 2010 US Census