

**FOR SALE**  
**Cherry Grove**

Warrenton Road & Banks Ford Parkway | Fredericksburg, VA

**VARIOUS SIZED PARCELS**

Parcel #	Size (Ac.)	List Price
P-34	1.73	\$1,500,000 (\$20 PSF)
P-35	2.54	\$1,000,000 (\$9 PSF)
P-44	1.49	\$520,000 (\$8 PSF)
P-45	0.98	\$345,000 (\$8 PSF)
44-76C	20.59	\$3,500,000 (\$6.50 PSF)

**LAND PARCELS & RETAIL PAD SITES FOR SALE**

For more information, contact:

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**Property Features**

- Bank REO property
- Prime commercial land with best visibility along Stafford's southwest retail corridor (Rt. 17)
- Join Super Target, Lowes, Giant, Walmart, Wawa, Geico National Headquarters and others
- Two signalized access points from Route 17
- 38,000 VPD on Warrenton Road

**2017 Demographics**

	1 Mile	3 Miles	5 Miles
Population	3,950	23,509	59,358
No. of Households	1,428	8,142	21,250
Avg. HH Income	\$94,568	\$97,489	\$95,053
Daytime Population	8,686	13,038	48,642

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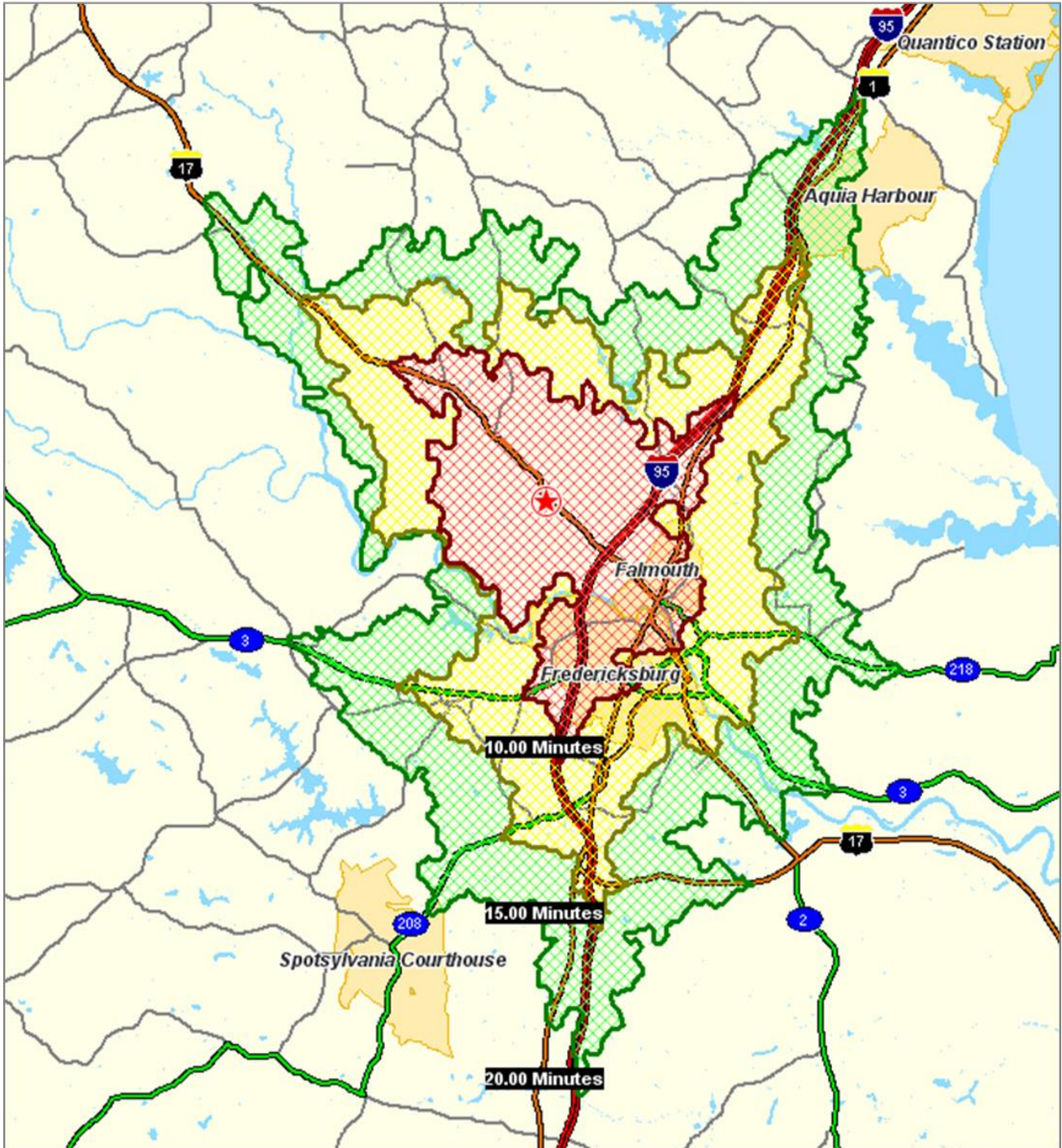
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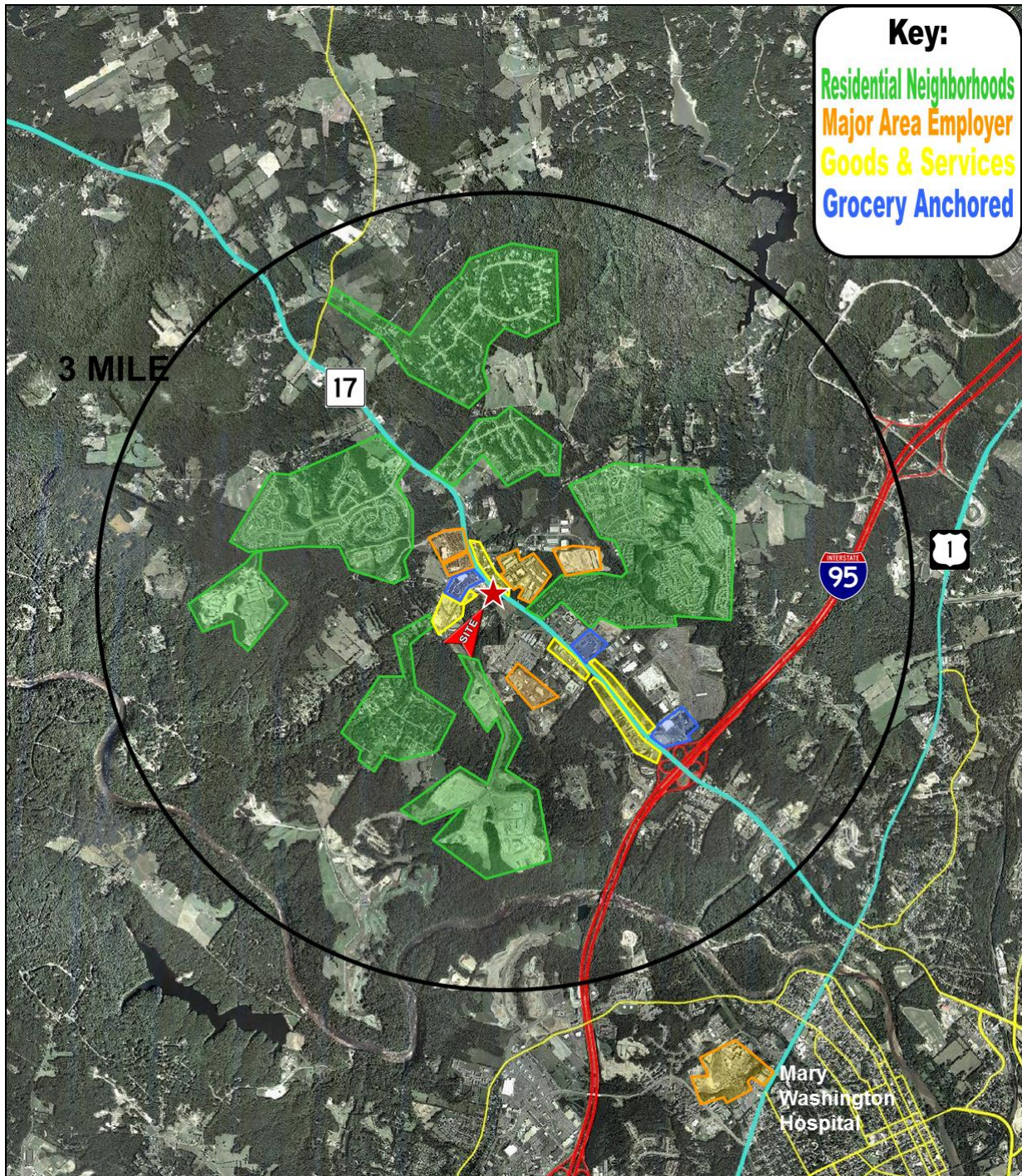
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