



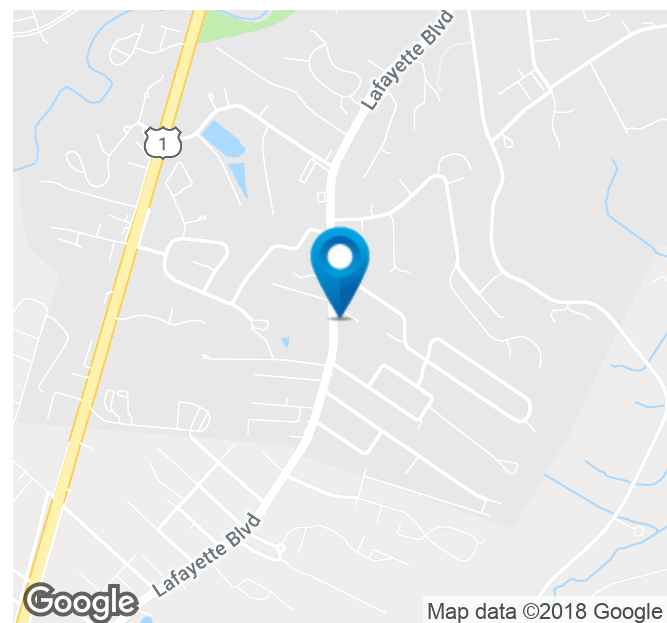
2005 LAFAYETTE BLVD, FREDERICKSBURG, VA 22401 FREESTANDING RETAIL BUILDING ON BUSY FREDERICKSBURG CORRIDOR

Property Description

1,456 SF Freestanding Retail Building available for Sale or Lease on Busy Fredericksburg Corridor. Situated on Lafayette Blvd, with tremendous visibility and access. Generous parking on .47 Acre lot. Directly across from Paul's Bakery, an iconic local establishment.*** Building Image is Conceptual***

Property Highlights

- Freestanding Retail Building for Sale or Lease
- .47 Acre Lot provides plenty of Parking
- Highly Visible Location on a busy Commercial Corridor
- Re-Development Opportunity
- Located in the City of Fredericksburg
- Zoned CT-Commercial Transitional



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COLDWELL BANKER COMMERCIAL

ELITE

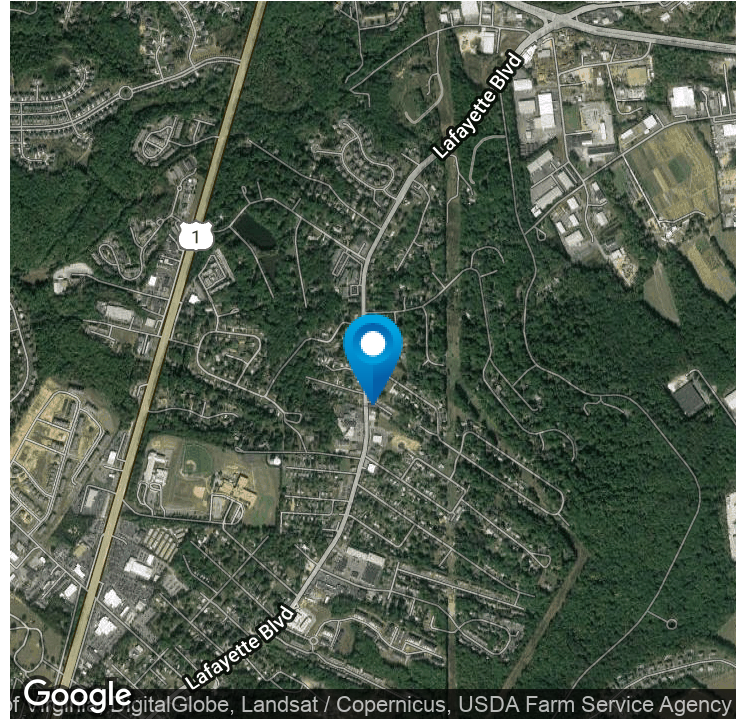
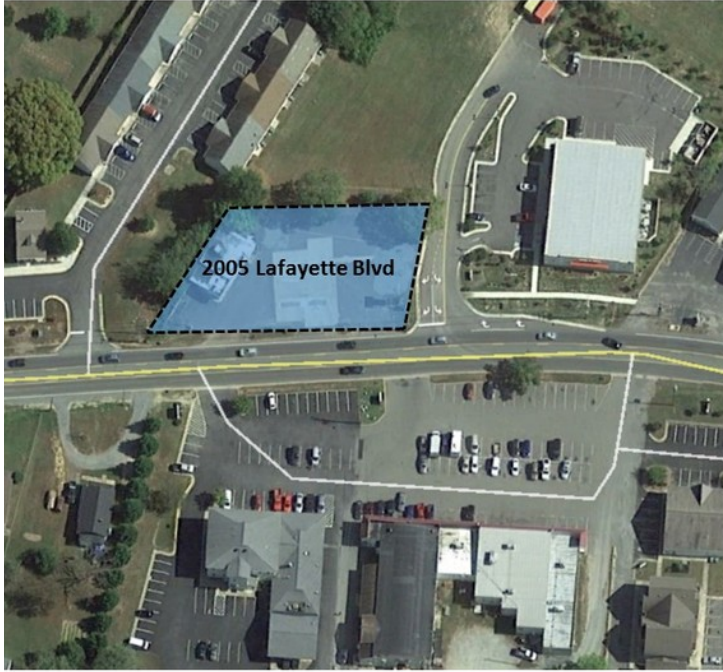
1201 CENTRAL PARK BOULEVARD

FREDERICKSBURG, VA 22401

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FREESTANDING RETAIL BUILDING ON BUSY FREDERICKSBURG CORRIDOR

**OFFERING SUMMARY**

Sale Price:	\$325,000
Available SF:	1,456 SF
Lot Size:	0.47 Acres
Year Built:	1986
Building Size:	1,456 SF
Zoning:	CT- Commercial Transitional
Market:	Greater Fredericksburg Region
Submarket:	City of Fredericksburg
Price / SF:	\$223.21

PROPERTY OVERVIEW

1,456 SF Freestanding Retail Building available for Sale or Lease on Busy Fredericksburg Corridor. Suitable for Retail or Office use. Great visibility! Situated on a .47 Acre Lot. Directly across from Paul's Bakery, an iconic local establishment.

LOCATION OVERVIEW

The Property is located within the City of Fredericksburg. Situated on Lafayette Blvd, adjacent to Family Dollar, with tremendous visibility and access. Conveniently located just minutes from Route 1/Jefferson Davis Hwy and Interstate 95 via exit 126 or 130.

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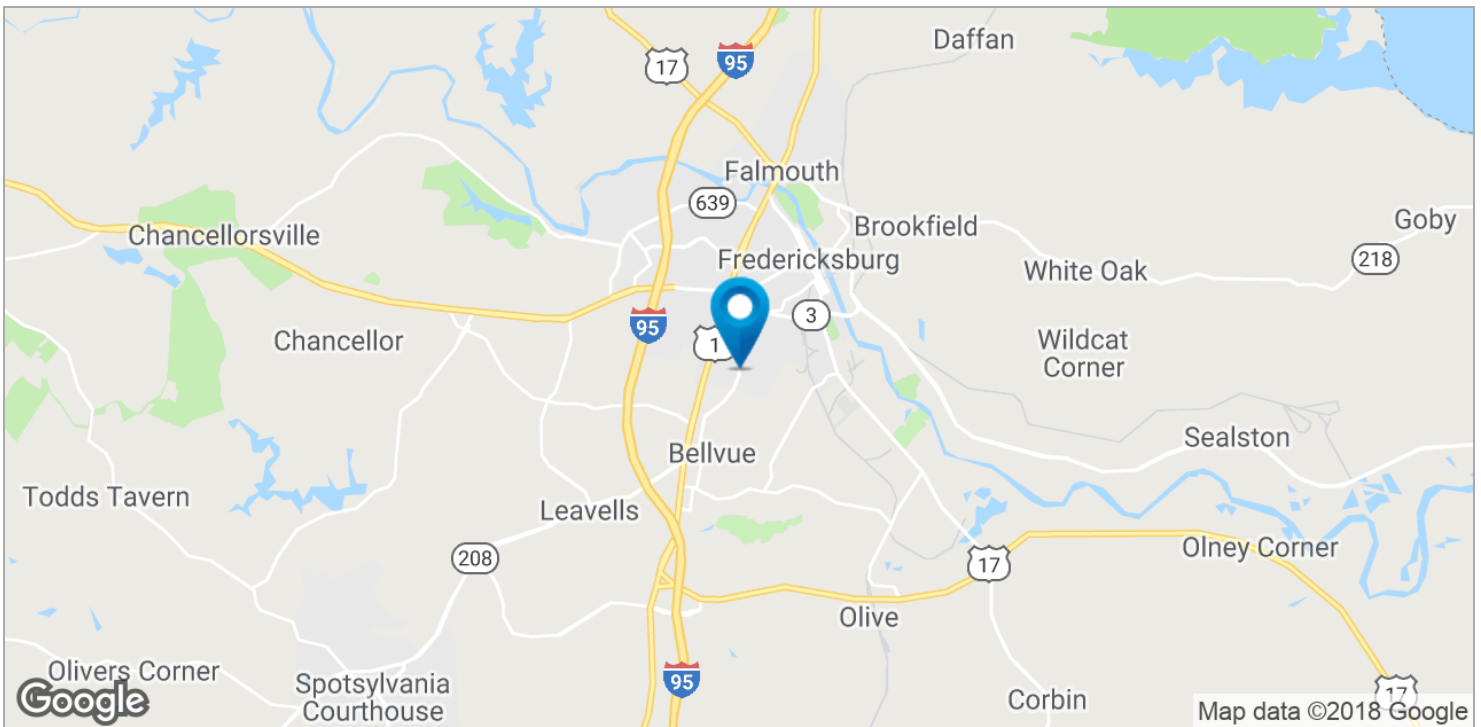
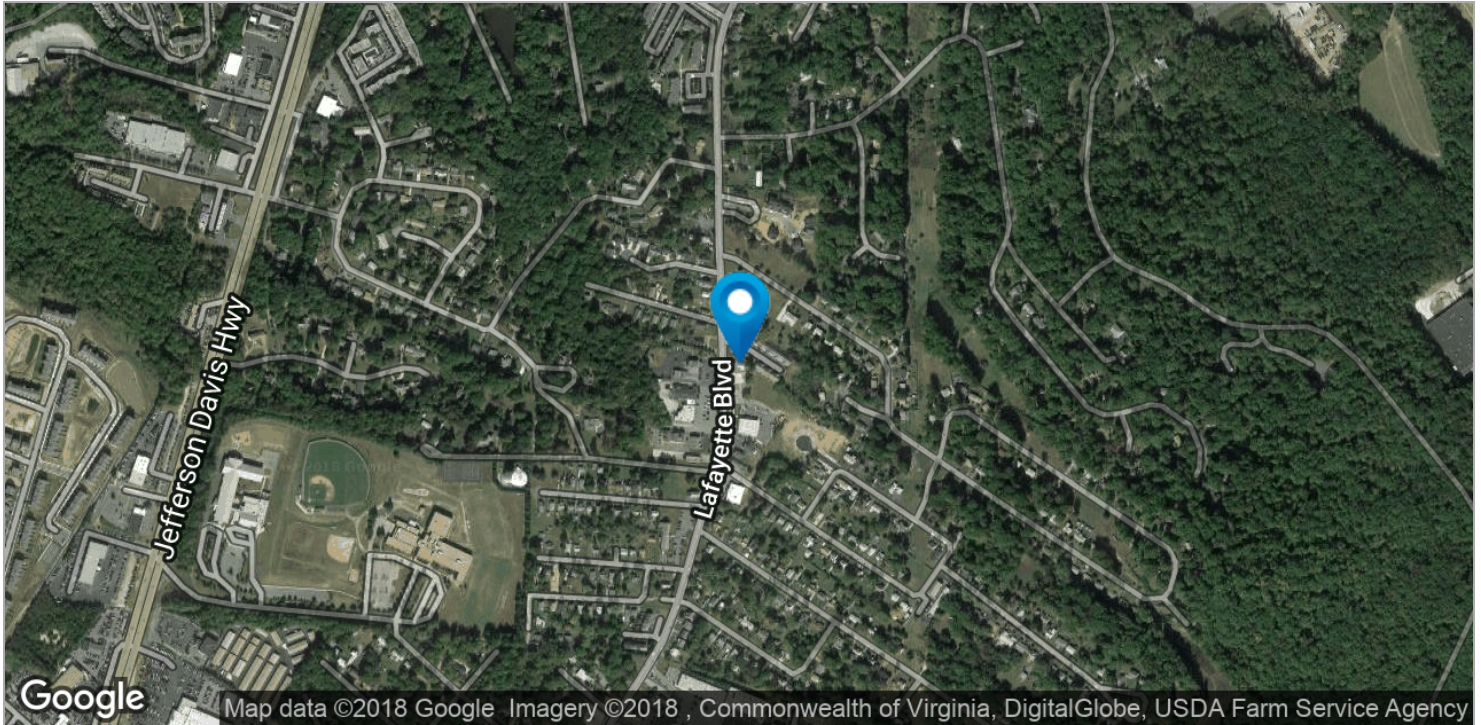
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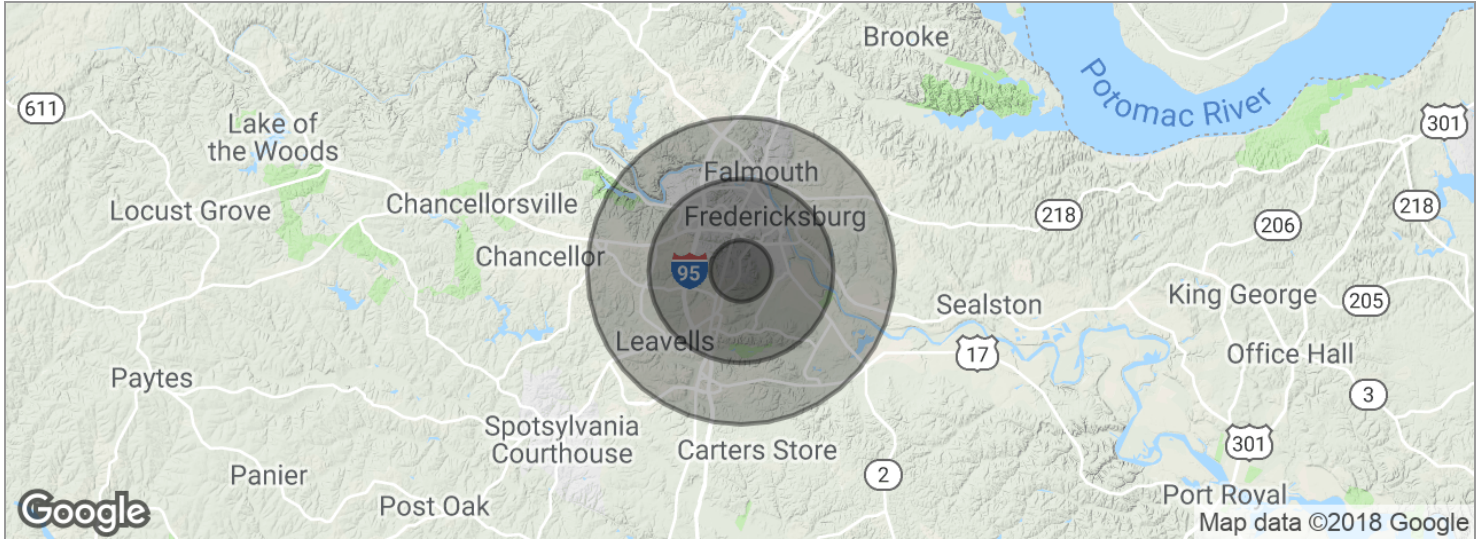
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	4,934	50,100	107,101
Median age	34.7	34.4	34.8
Median age (male)	34.5	33.0	33.6
Median age (Female)	34.8	35.0	35.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,068	18,919	39,082
# of persons per HH	2.4	2.6	2.7
Average HH income	\$67,944	\$74,778	\$81,693
Average house value	\$275,843	\$339,980	\$329,290

* Demographic data derived from 2010 US Census

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