

FOR SALE OR GROUND LEASE

\$440,000-\$825,000



11920 KENNEDY LANE, FREDERICKSBURG, VA 22407

KENNEDY LANE PARCEL

Property Description

1.45 Acre finished pad site in Spotsylvania County. Commercially zoned parcel. Can be subdivided to 0.7 Acres. Available for Sale or Ground Lease. Conveniently located just off of Plank Road/Route 3, just minutes from Interstate 95 via exit 130 B.

Property Highlights

- 1.45 Acre finished pad site
- Pad Site can be subdivided to 0.7 acres
- Available for Sale or Ground Lease
- Zoned C-2 in Spotsylvania County
- Conveniently Located just off Plank Rd
- Just minutes from Interstate 95 via exit 130
- Adjacent to a well established business park



Ben Keddie, CCIM

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COLDWELL BANKER COMMERCIAL

ELITE

1201 CENTRAL PARK BOULEVARD

FREDERICKSBURG, VA 22401

540-786-1402

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KENNEDY LANE PARCEL



OFFERING SUMMARY

Sale Price: \$440,000-825,000

Lot Size: 0.7-1.45 Acres

Zoning: C-2

Market: Greater Fredericksburg Area

Price / SF: \$13.06

PROPERTY OVERVIEW

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LOCATION OVERVIEW

Located in Spotsylvania County off of Route 3/Plank Rd. Adjacent to Roswalt Business Park and Salem Church Crossing Shopping Center.

PROPERTY HIGHLIGHTS

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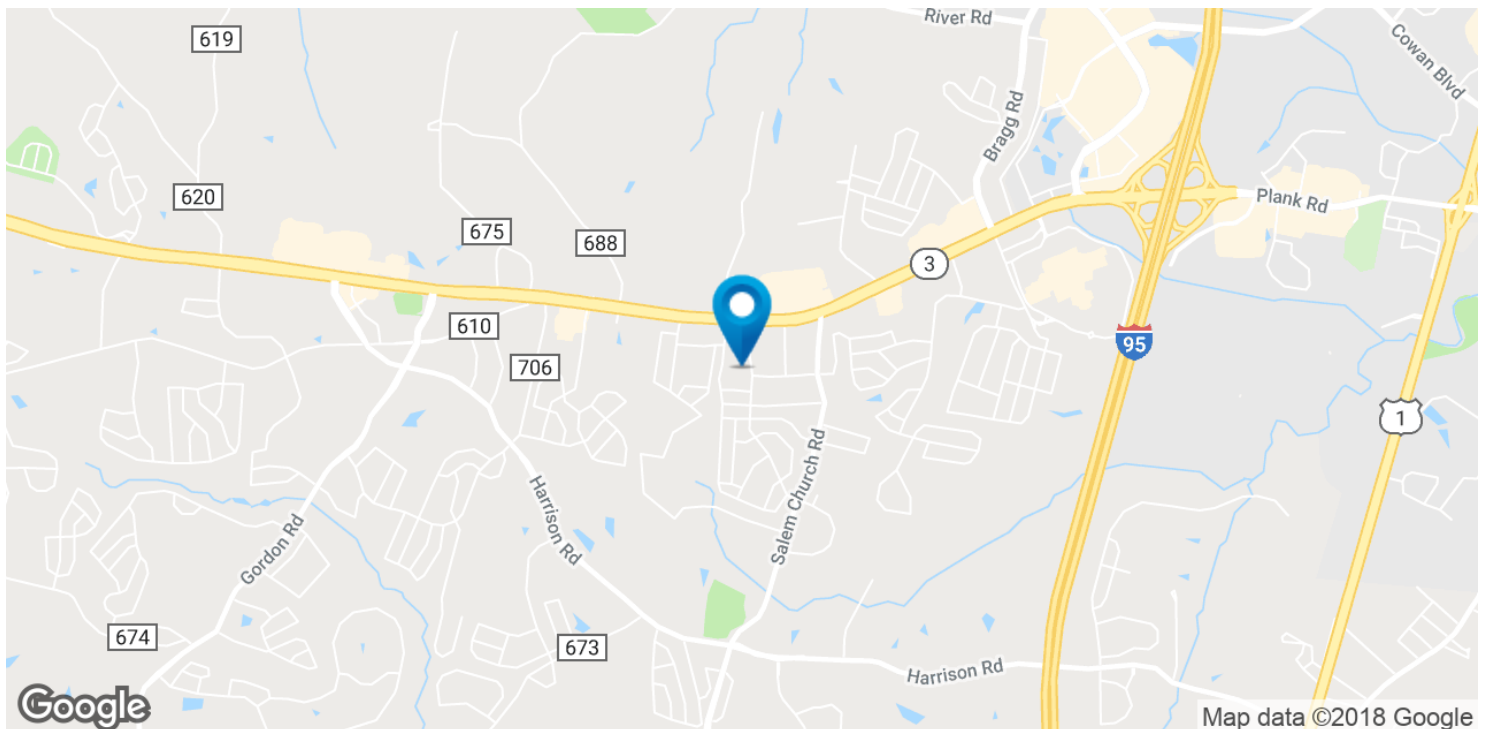
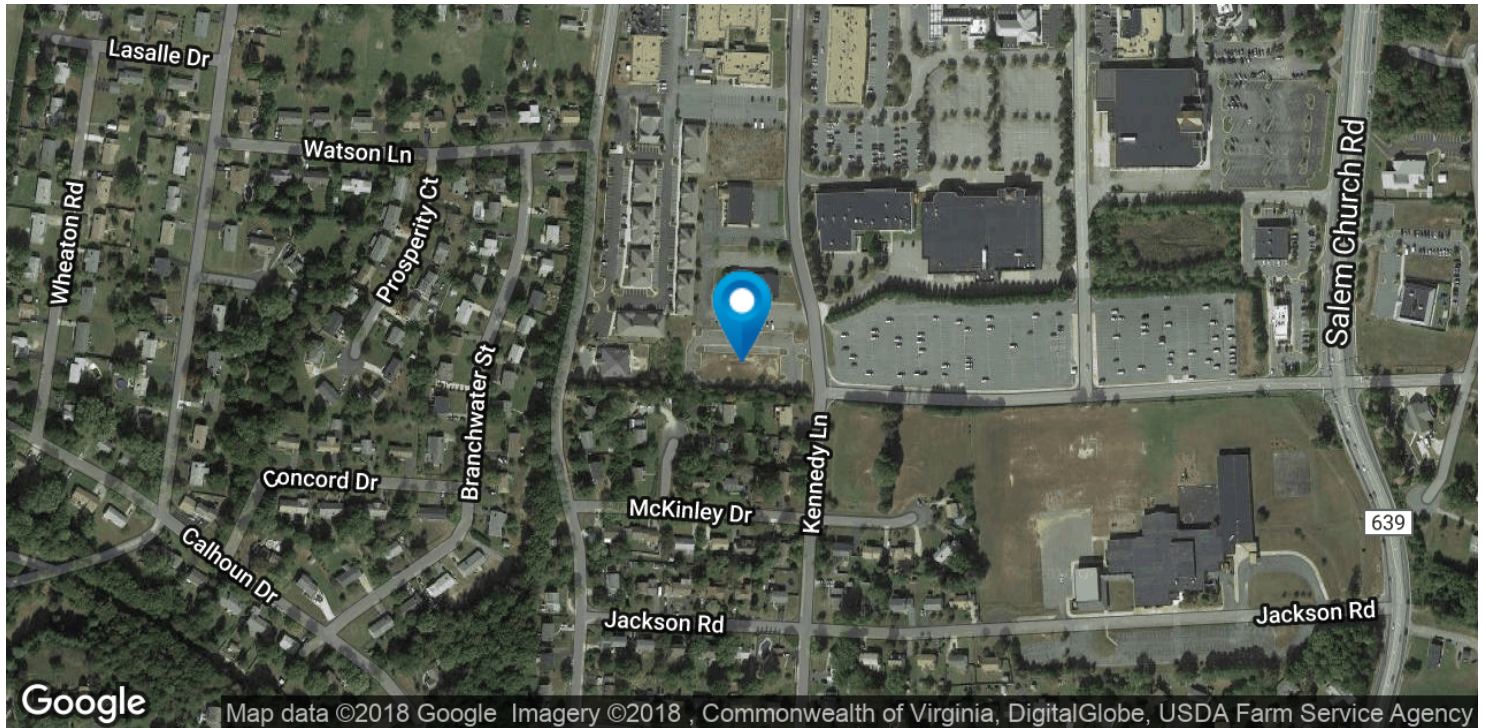
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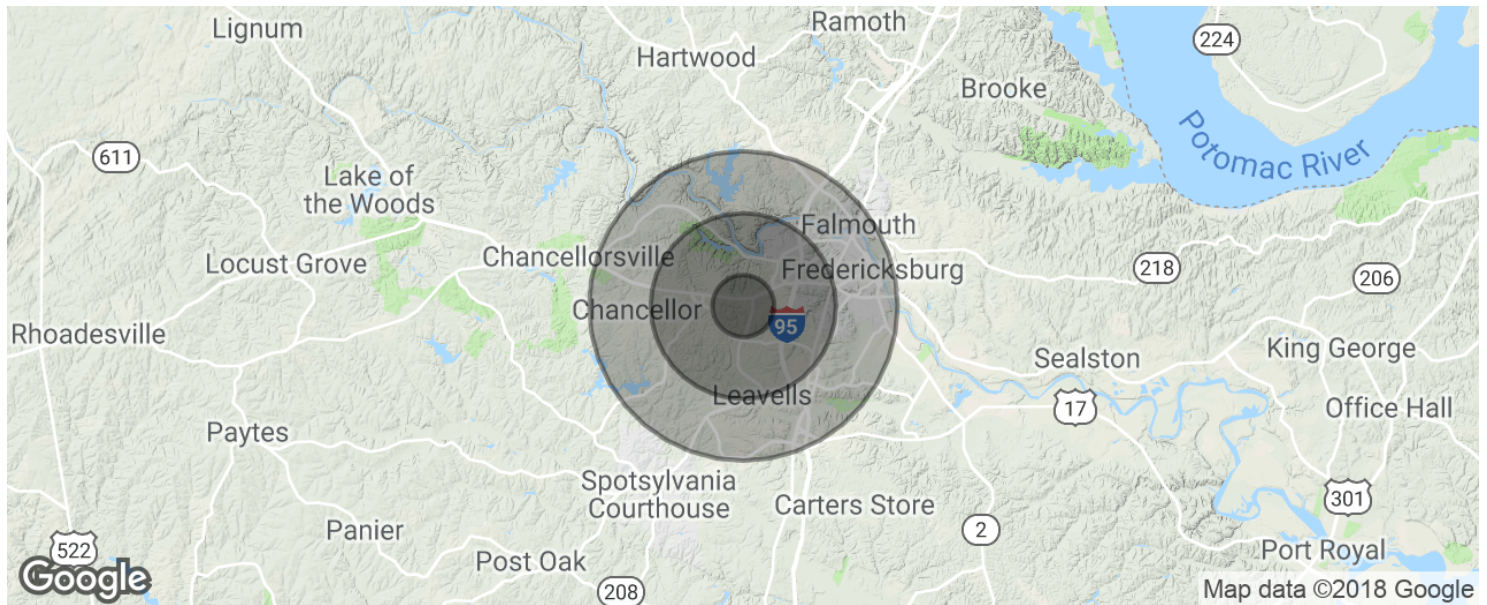
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KENNEDY LANE PARCEL

**POPULATION****1 MILE****3 MILES****5 MILES**

Total population	5,641	42,564	98,898
Median age	40.8	35.4	34.3
Median age (Male)	33.7	32.8	32.7
Median age (Female)	46.3	37.2	35.7

HOUSEHOLDS & INCOME**1 MILE****3 MILES****5 MILES**

Total households	1,930	14,819	34,663
# of persons per HH	2.9	2.9	2.9
Average HH income	\$81,381	\$81,846	\$81,837
Average house value		\$296,141	\$324,498

* Demographic data derived from 2010 US Census

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