



Property Features

- Retail property situated on 2 acres on busy Route 17 / Warrenton Road
- Includes 2,478 SF retail property and additional residential properties
- Located on a major commuter route in a densely populated area with residential growth potential
- Property includes a 1,900 SF convenience store and separate 500 SF office
- 24,000 VPD on Warrenton Road / Route 17

Specifications

Total Size	2,478 SF Retail; 2,400 SF Residential
Timing	Available immediately
Asking Price	\$599,900
Zoning	A1-AG
Year Built	1967
Location	Stafford County Parcel ID 35-87

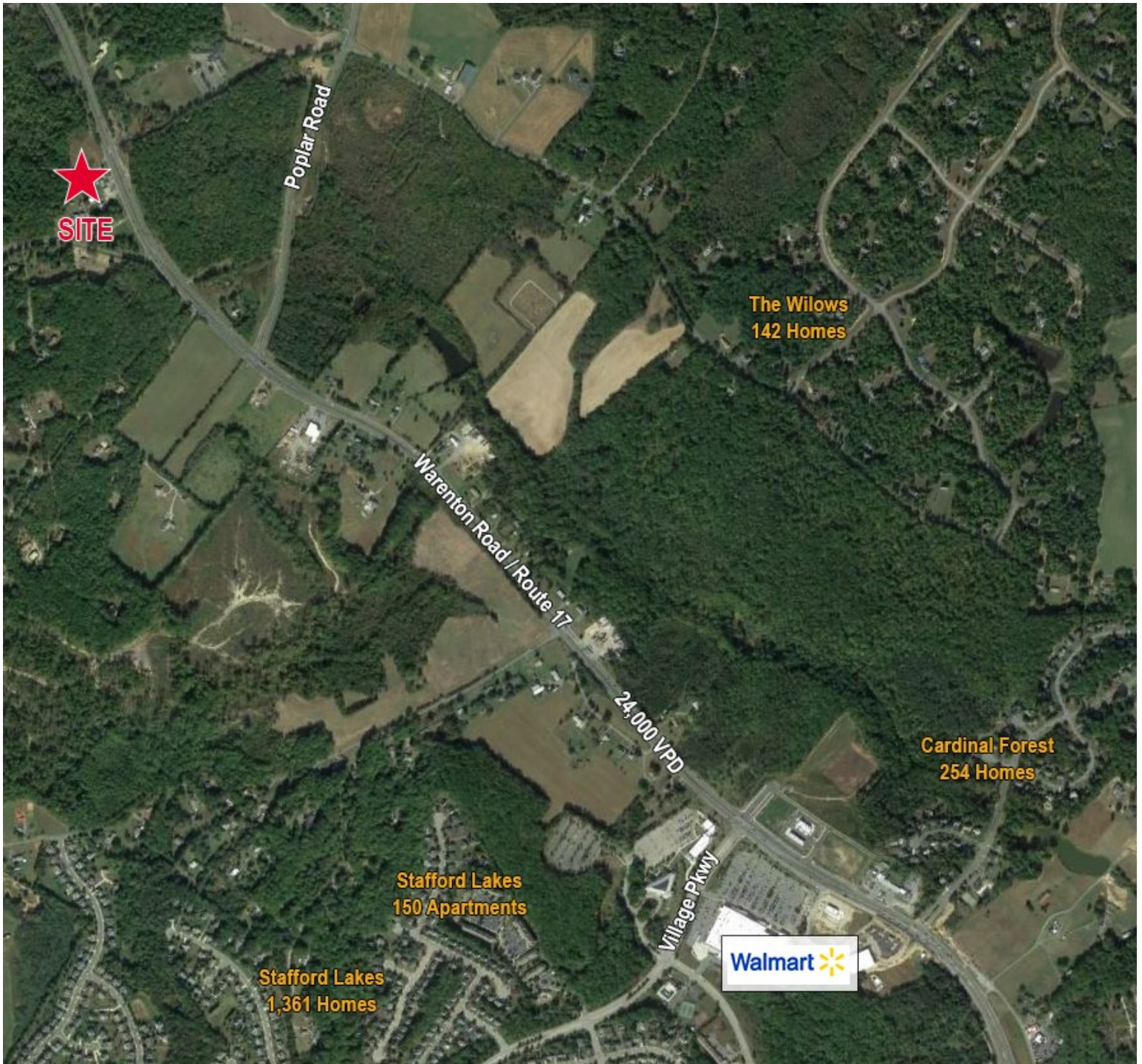
Demographics

	1 Mile	3 Miles	5 Miles
Population	529	12,592	28,190
No. of Households	182	4,466	10,438
Avg. HH Income	\$129,589	\$122,260	\$118,258
Daytime Population	45	3,596	9,641

For more information, contact:

VIRGIL NELSON, CCIM
Senior Vice President
540 322 4150
virgil.nelson@thalhimer.com

Eagle Village
1125 Jefferson Davis Highway, Suite 350
Fredericksburg, VA 22401-8449
www.thalhimer.com



For more information, contact:

VIRGIL NELSON, CCIM
Senior Vice President
540 322 4150
virgil.nelson@thalhimer.com

Eagle Village
1125 Jefferson Davis Highway, Suite 350
Fredericksburg, VA 22401-8449
www.thalhimer.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield | Thalhimer © 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.