



LAND

Directly Across From Wegmans

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



Property Features

- 1.269 acres located between Wegman's and the Fredericksburg Expo Center
- PDC zoning allows for many varied uses
- All utilities available
- Available immediately

Demographics

	1 Mile	3 Miles	5 Miles
Population 2017	5,835	45,256	116,213
No. of Households	1,948	16,915	41,571
Avg. HH Income	\$50,245	\$84,207	\$93,773
Daytime Population	5,194	43,315	69,959

Specifications

Total Size	1.269 acres
Asking Price	\$995,000
Zoning	PDC
APN/Parcel ID	312-A-2E

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.