

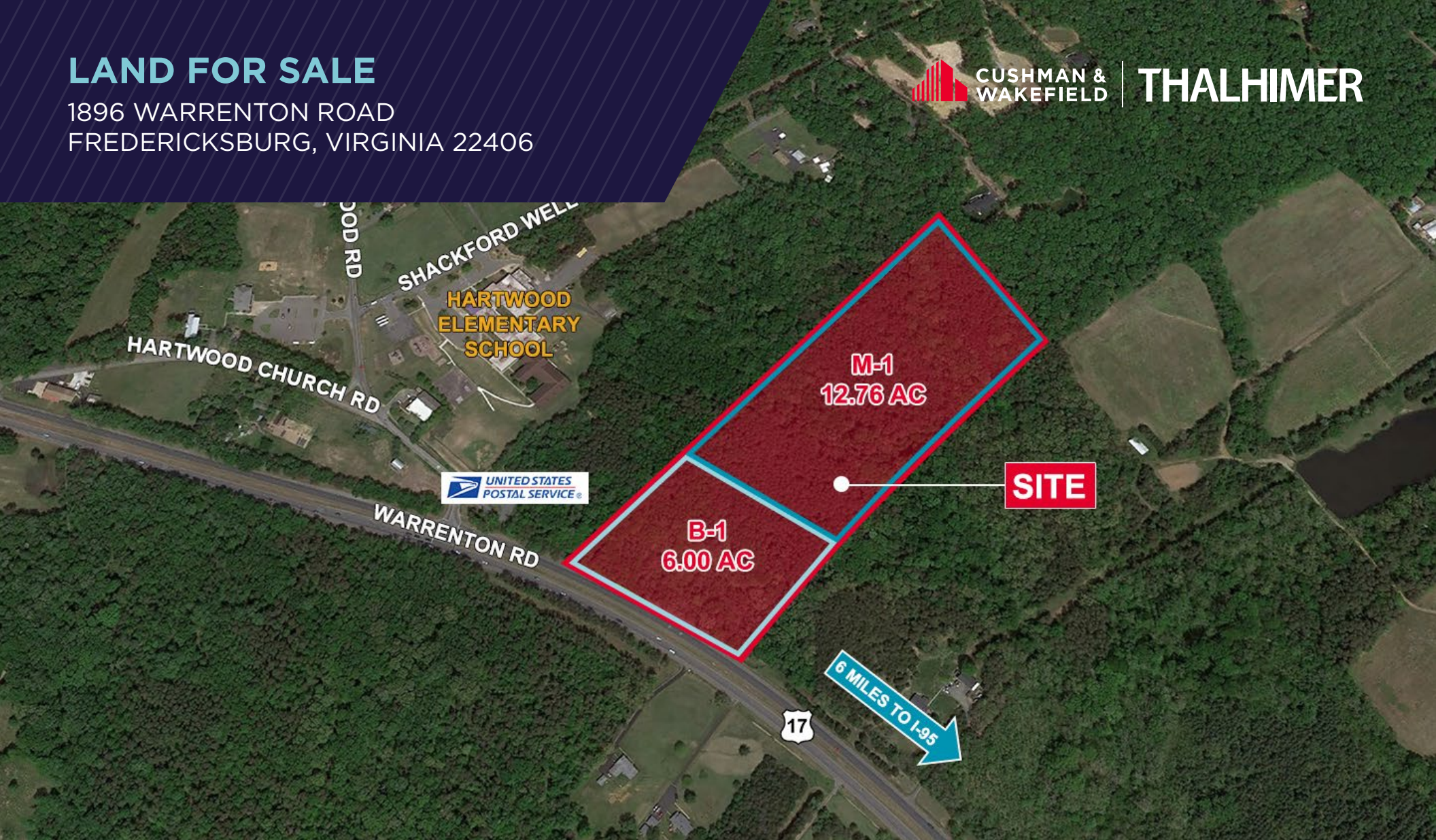
# LAND FOR SALE

1896 WARRENTON ROAD  
FREDERICKSBURG, VIRGINIA 22406



CUSHMAN &  
WAKEFIELD

THALHIMER



## PROPERTY FEATURES

- **± 6.00 Acres of frontage on Warrenton Road / Route 17; Zoned B-1 Commercial**
  - Ideal for select retail/ personal services including plant/ tree nursery, church, school, office, convenience store, clinic
- **± 12.76 Acres at rear; Zoned M-1 Light Industrial**
  - Ideal for light manufacturing, fabrication, warehouse, or wholesale distribution for example auto/truck repair, building material sales/ service yard, contractor equipment storage yard

# PROPERTY FEATURES



CUSHMAN &  
WAKEFIELD

THALHIMER

**18.76 ACRES**

TOTAL SIZE

**\$2,800,000**

ASKING PRICE

**B-1 / M-1**

ZONING

**IMMEDIATE**

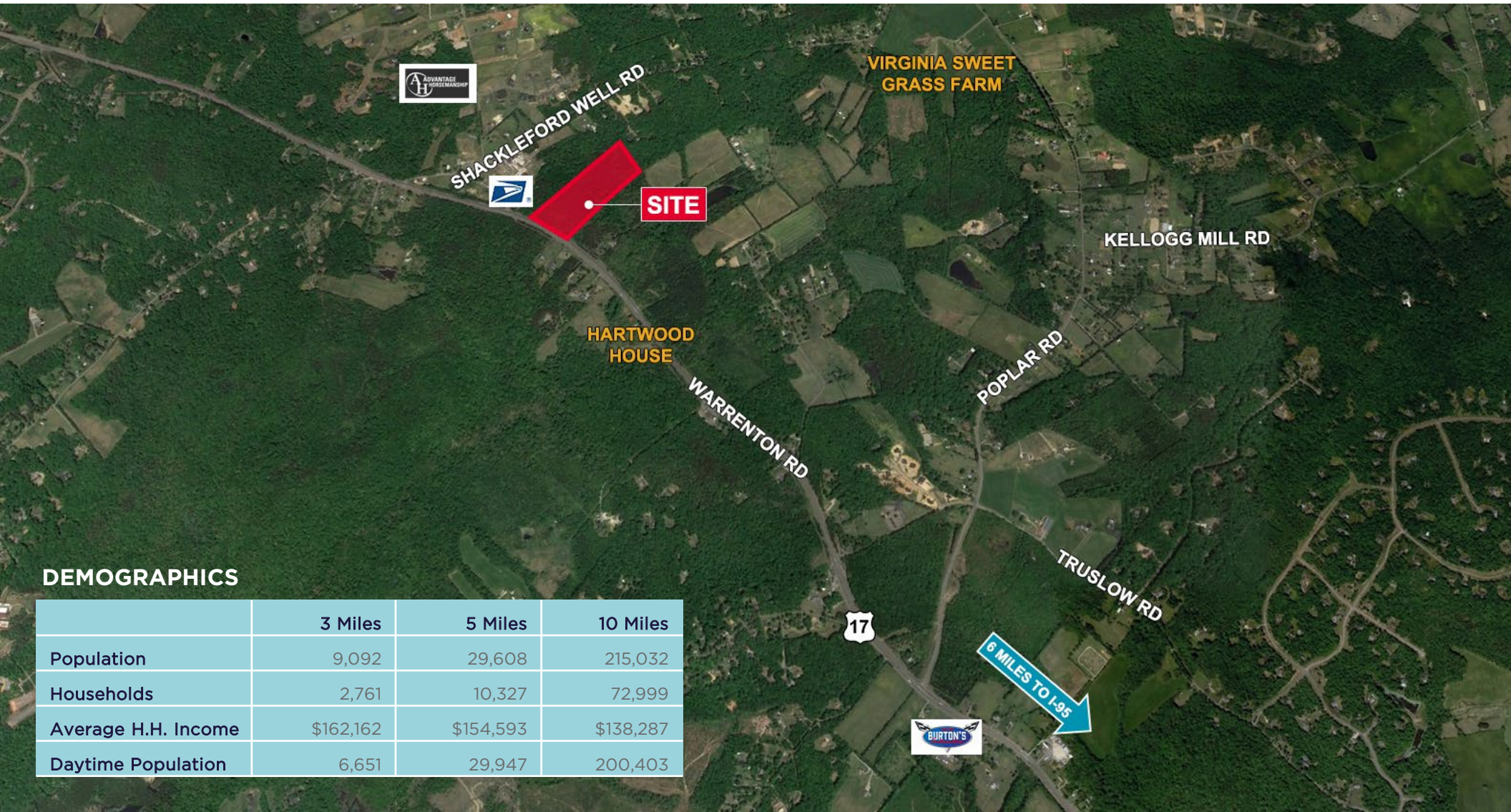
TIMING

**24,000 VPD**

WARRENTON RD.

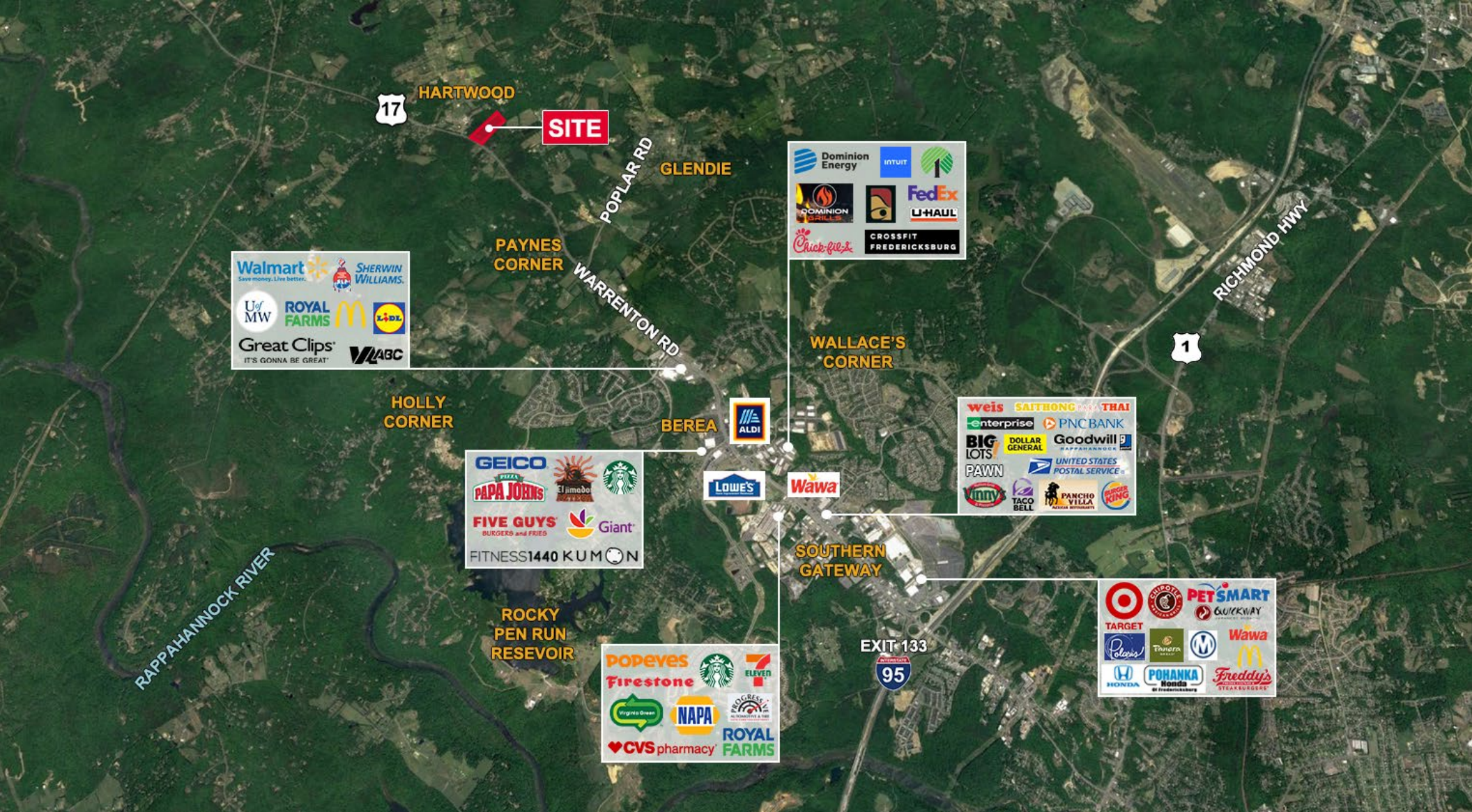
**35-60**

PARCEL #



## DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Population	9,092	29,608	215,032
Households	2,761	10,327	72,999
Average H.H. Income	\$162,162	\$154,593	\$138,287
Daytime Population	6,651	29,947	200,403



**For more information, please contact:**

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