

# 12008 OLD SALEM CHURCH ROAD – PAD SITE

Fredericksburg, VA 22407 | For Sale or Built-To-Suite



**MIKE DEGEN**

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## Property Features

- Pad Site approved for 6,000 SF Building
- Less than 0.2 miles from Route 3 / Plank Road
- Entrances on Salem Church Road and Old Salem Church Road
- In densely populated area with 53,000 VPD on Plank Road and 30,000 VPD on Salem Church Road
- Nearby Tenants & Retailers:



## SPECIFICATIONS

Available Size:	Ready for 6,000 SF Building
Asking Price:	\$450,000
Zoning:	C- 2 (No proffers)
Parking:	3.44 / 1,000 SF 31 Spaces
Timing:	Available Now

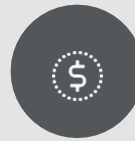
## DEMOGRAPHICS



POPULATION



HOUSEHOLDS



AVERAGE  
HOUSEHOLD INCOME



DAYTIME  
POPULATION

1 Mile

8,927

3,329

\$108,084

10,051

3 Miles

54,948

20,327

\$119,941

55,786

5 Miles

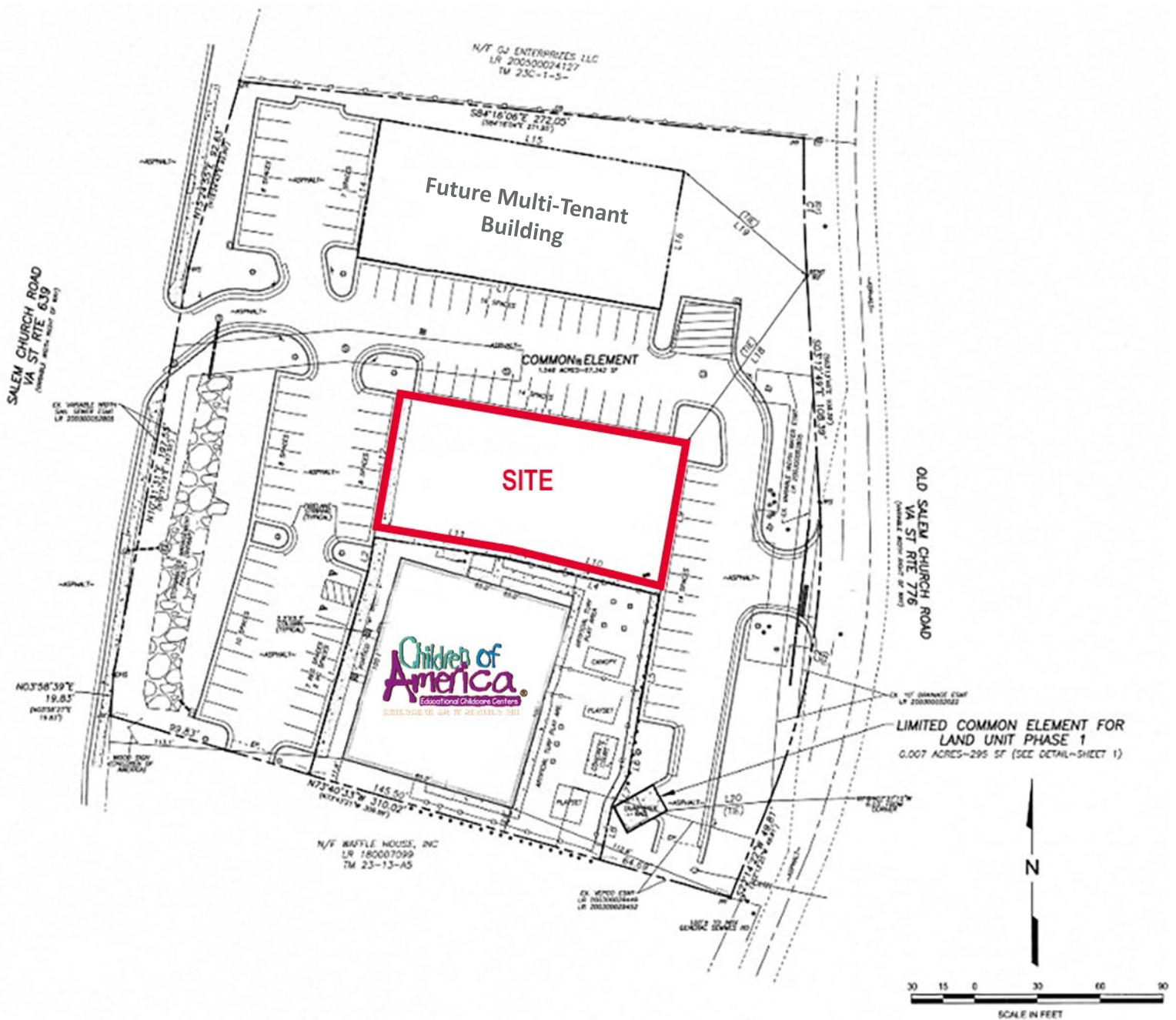
122,385

45,409

\$123,703

133,744

## SITE PLAN





# PROPERTY AERIAL



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