

12008 OLD SALEM CHURCH ROAD

Fredericksburg, VA 22407 | **For Lease**

CUSHMAN &
WAKEFIELD

THALHIMER



MIKE DEGEN
Vice President | 540 322 4148
Mike.degen@thalhimer.com

BERKLEY MITCHELL
Vice President | 540 322 4144
Berkley.mitchell@thalhimer.com

Property Features

- Coming soon – Six 1,500 SF units for mixed office and/ or retail use; **may be combined**
- 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

Space Available: 1,500 – 9,000 SF

Zoning: C- 2 (No proffers)

Parking: 3.44 / 1,000 SF
31 Spaces

Ground Breaking: 2023

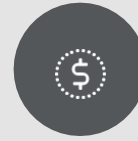
DEMOGRAPHICS



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

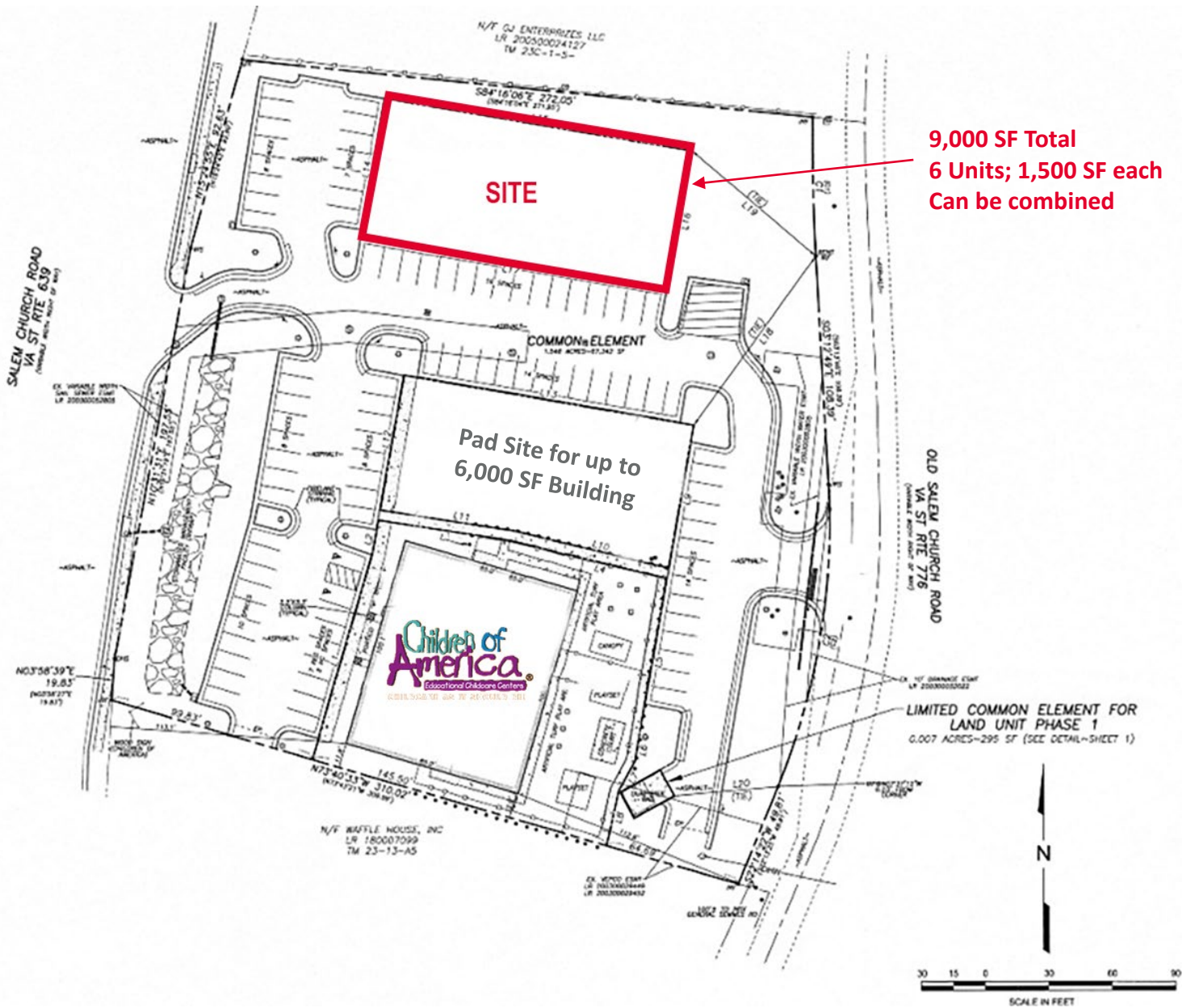
45,409

\$123,703

133,744

SITE PLAN

*Proposed rendering



PROPERTY AERIAL



MIKE DEGEN
 Vice President
 540 322 4148
 Mike.degen@thalhimer.com

BERKLEY MITCHELL
 Vice President
 540 322 4144
 Berkley.mitchell@thalhimer.com

1125 Emancipation Highway
 Suite 350
 Fredericksburg, VA 22401
 www.thalhimer.com



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

Cushman Wakefield | Thalhimer ©2023 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.