

11022 MARSH ROAD

Bealeton, VA 22712

4.15 ACRES AVAILABLE | FOR SALE



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PROPERTY OVERVIEW

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PROPERTY ADDRESS	
Address	11022 Marsh Road
City	Bealeton
County	City of Fredericksburg
State	Virginia
Zip Code	22712

POPULATION

	1 Mile	3 Mile	5 Mile
2024 Total Population	4,919	9,694	16,063
2029 Total Population	5,531	10,477	17,004
Annual Rate	2.37%	1.57%	1.15%

HOUSEHOLDS

	1 Mile	3 Mile	5 Mile
2024 Households	1,712	3,284	5,456
2029 Households	1,928	3,571	5,804

INCOME

	1 Mile	3 Mile	5 Mile
2024 Average Household Income	\$138,715	\$133,055	\$133,418



4.15 ACRES
AVAILABLE



\$595,000
SALE PRICE



17,000 VPD - MARSH ROAD
TRAFFIC COUNTS



C2 (3.07 ACRES) & R4 (1.08 ACRES)
CURRENT ZONING