

SALE WHITE OAK RD AND RINGGOLD RD CORNER PARCEL

3 Ringgold Road, Falmouth, VA 22405



PROPERTY DESCRIPTION

Prime Retail Opportunity!

Welcome to 3 Ringgold Road, a fantastic commercial property with unlimited potential. This corner lot, zoned B-1, is well situated in the Falmouth area, in Stafford County, VA. It offers great visibility and steady traffic flow on White Oak Rd. Located at a signalized intersection, the location provides a solid foundation for a successful retail business. This property is 1.2 flat, level acres, which provides ample space for storefronts, offices and more. This is a great opportunity for developers, investors and owner/users. Sale includes 3 Ringgold Rd and adjacent parcel 537 White Oak Rd. There is an existing commercial building and operational church on the property.

BUILDING	SQUARE FOOTAGE
Existing Church	1,752 SF
Commercial Building	3,094 SF

LOCATION DESCRIPTION

This corner parcel is located at the 4 way signalized intersection of Ferry Road and White Oak Road in Stafford County, VA. It features 280 Ft of frontage with great visibility on White Oak Rd. 1 mile from Town & Country Market Place. The property is situated near major roadways—appx 3 miles from Route 3/Kings Hwy and Plank Rd, 3.5 miles from Route 1/Richmond Hwy at Falmouth and 5 miles from Interstate 95 at exit 130.

OFFERING SUMMARY

Sale Price:	\$899,000
Lot Size:	1.18 Acres
Parcel ID	55A-1-2 and 55A-1-38B

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PROPERTY HIGHLIGHTS

- Commercial Lot for Sale
- High visibility corner lot
- Signalized Intersection
- Zoned B-1
- Ideal for retail or office
- Strategic location for consumer traffic

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,311	9,149	24,357
Total Population	3,848	26,284	66,197
Average HH Income	\$159,667	\$164,467	\$136,841



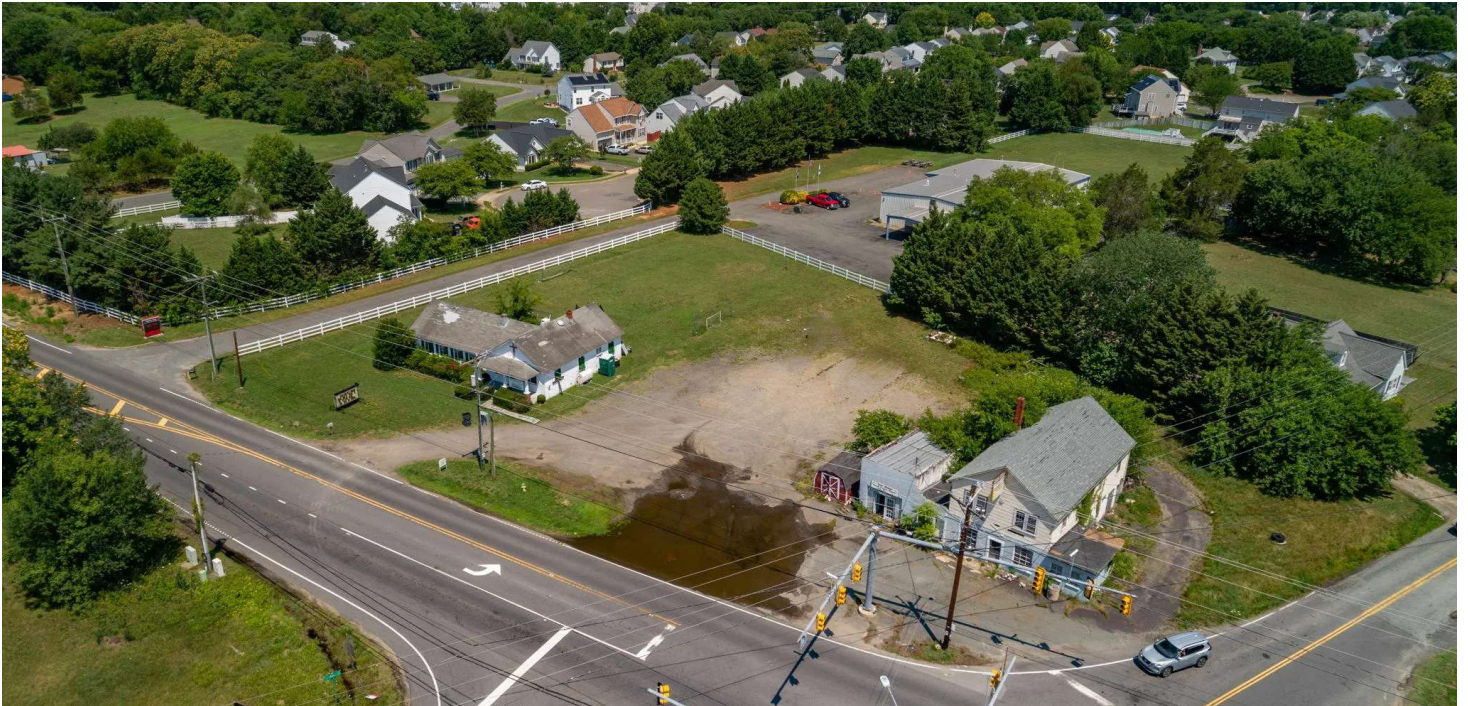
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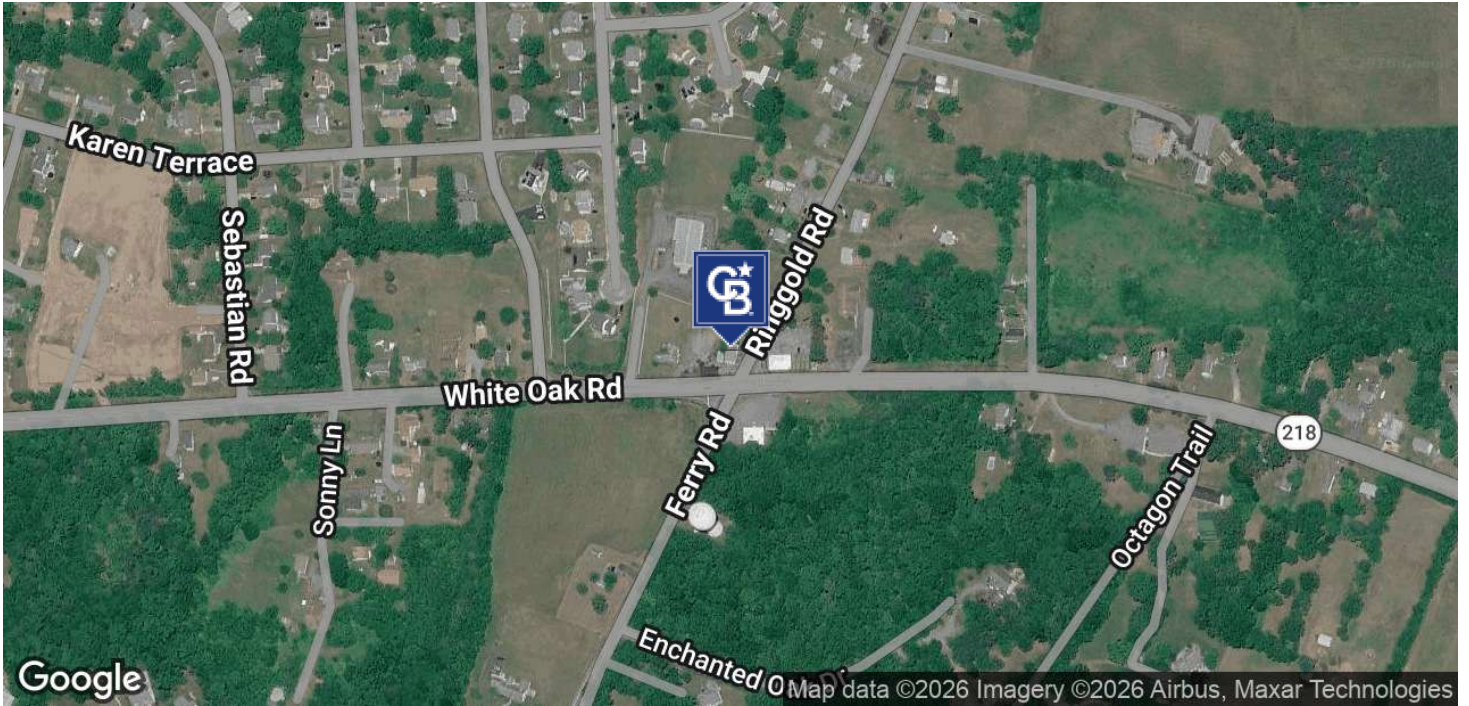
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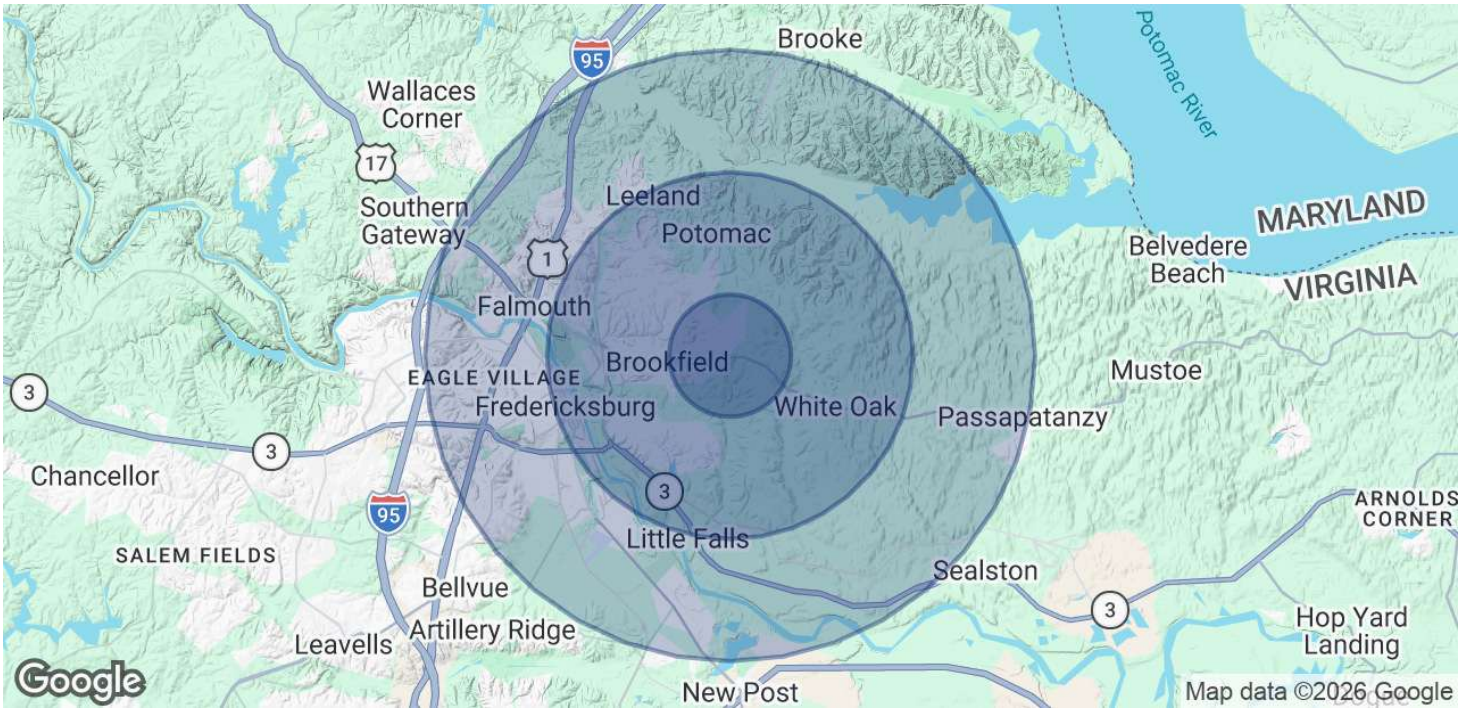
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,848	26,284	66,197
Average Age	37.7	39.3	36.4
Average Age (Male)	43.9	37.3	35.7
Average Age (Female)	34.1	41.1	37.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,311	9,149	24,357
# of Persons per HH	2.9	2.9	2.7
Average HH Income	\$159,667	\$164,467	\$136,841
Average House Value	\$439,538	\$452,553	\$439,701

2023 American Community Survey (ACS)

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