



COLDWELL BANKER  
COMMERCIAL  
ELITE



**ROXBURY MILLS | RARE DOWNTOWN FXBG REDEVELOPMENT OPPORTUNITY**

**FOR SALE | 1.65 ACRES**

**ASKING PRICE**

601, 603, 606, & 607 Lafayette Blvd, Fredericksburg, VA 22401

Pricing Guidance  
Available Upon Request

Roxbury Mills presents a truly rare opportunity to acquire a 1.66-acre urban infill redevelopment site in the heart of Fredericksburg’s Creative Maker District. Comprised of four assembled parcels totaling approximately 18,016 SF of existing improvements, this offering stands as one of the largest available redevelopment tracts in the downtown core.

Positioned along Lafayette Boulevard with additional frontage on Wolfe Street, the property offers a unique combination of scale, visibility, and flexibility that is increasingly difficult to replicate in today’s constrained urban environment. The Creative Maker (CM) zoning provides exceptional versatility, supporting a wide range of uses including multifamily, mixed-use, retail, hospitality, artisan manufacturing, and live/work concepts.

Existing structures on-site allow for multiple strategic pathways, including adaptive reuse, value-add repositioning, phased redevelopment, or interim income generation while entitlements and planning are finalized. This flexibility enables developers, investors, and owner-users to tailor a vision that aligns with market demand and long-term investment goals.

Located just minutes from Historic Downtown Fredericksburg, with convenient access to I-95, the VRE, the University of Mary Washington, and Central Park, the property benefits from strong regional connectivity and continued growth. Its strategic position between Washington, DC and Richmond further enhances its appeal as a destination for residential, commercial, and experiential development.

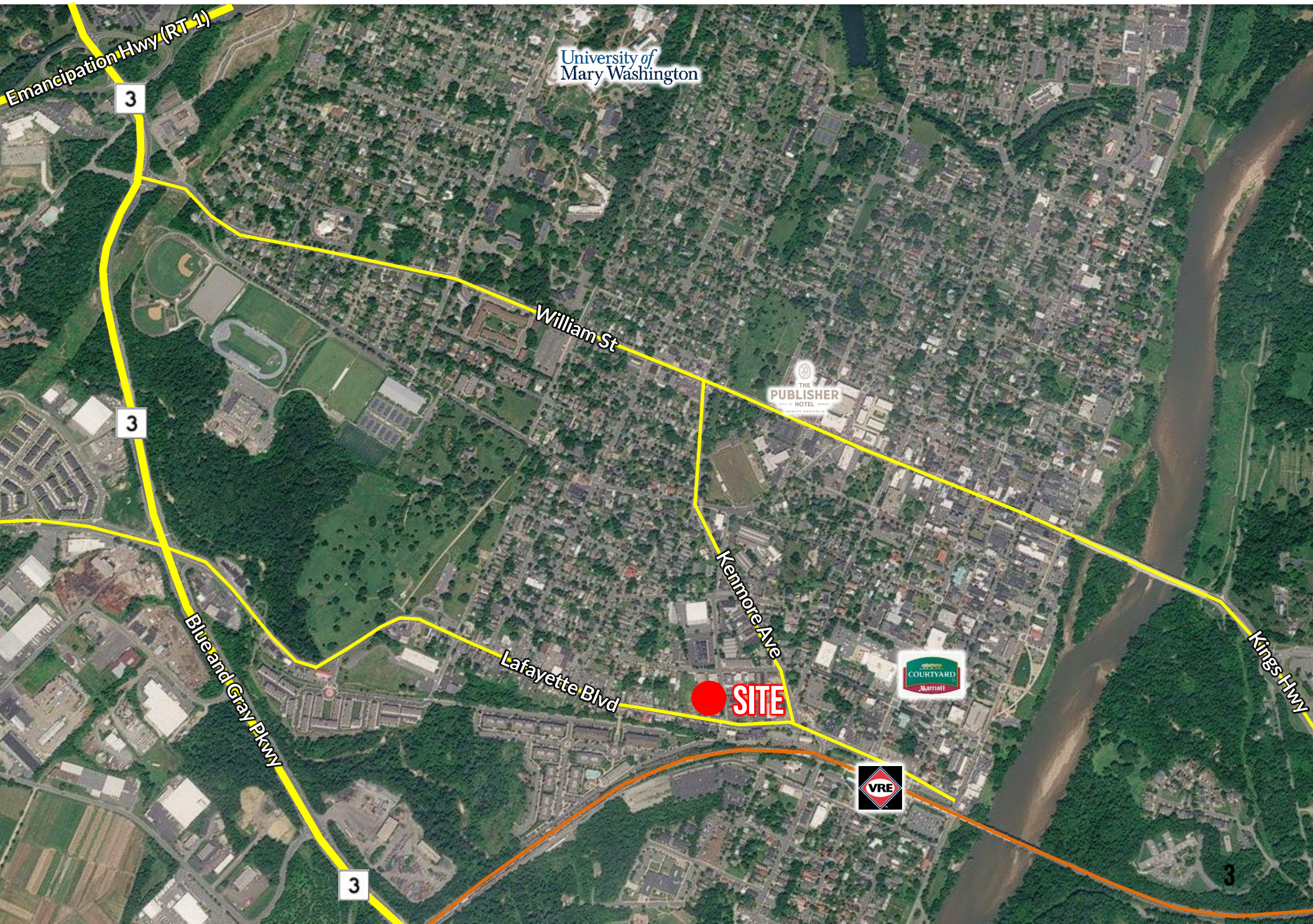
Opportunities of this size, zoning flexibility, and central location are exceptionally limited—making Roxbury Mills a standout redevelopment opportunity in one of Virginia’s most desirable and evolving markets.

## KEY HIGHLIGHTS

- **1.6558 Acres | Four Assembled Parcels** - Rare opportunity to control a large-scale site in Fredericksburg’s urban core
- **18,016 SF of Existing Improvements** - Supports adaptive reuse, interim income, or phased redevelopment strategies
- **Creative Maker (CM) Zoning** - Highly flexible zoning allowing multifamily, mixed-use, retail, brewery, maker space, and more
- **Urban Infill Redevelopment Opportunity** - One of the largest available tracts in downtown Fredericksburg
- **Multiple Frontages** - Positioned along Lafayette Boulevard and Wolfe Street for visibility and access
- **Optionality & Phasing Potential** - Redevelop immediately or hold and reposition over time
- **Prime Location** - Minutes to Historic Downtown, VRE, University of Mary Washington, and Central Park
- **Regional Connectivity** - Easy access to I-95 and centrally located between Washington, DC and Richmond
- **Strong Demand Drivers** - Surrounded by residential growth, retail, and a thriving local economy

## PROPERTY DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2024 Population	42,231	83,746	207,767
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2024 Households	15,272	29,805	74,775
INCOME	3-MILE	5-MILE	10-MILE
2024 Avg. Household Income	\$130,364	\$129,130	\$133,770



University of  
Mary Washington

THE PUBLISHER  
HOTEL  
TRAFFIC CANTONMENT

COURTYARD  
MARRIOTT

VRE

 **SITE**

Emancipation Hwy (RT 1)

3

3

Blue and Gray Pkwy

3

William St

Lafayette Blvd

Kenmore Ave

Kings Hwy

3





OFFERING MEMORANDUM

# ROXBURY MILLS | RARE DOWNTOWN FXBG REDEVELOPMENT OPPORTUNITY

601, 603, 606, & 607 LAFAYETTE BLVD, FREDERICKSBURG, VA 22401

## FOR MORE INFORMATION PLEASE CONTACT:



**BRIAN CUNNINGHAM, CCIM**

Senior Vice President

📞 540.429.3414 (Mobile)

✉ [bcunningham@cbecommercial.com](mailto:bcunningham@cbecommercial.com)

<https://cbcelite.com>



**CARL BRAUN**

Vice President

📞 540.842.7551 (Mobile)

✉ [cbraun@cbecommercial.com](mailto:cbraun@cbecommercial.com)

<https://cbcelite.com>



**COLDWELL BANKER  
COMMERCIAL**  
ELITE