

LEASE

CELEBRATE VIRGINIA-NORTH 1.4 ACRE CORNER PARCEL

Banks Ford Parkway Fredericksburg, VA 22406



PROPERTY DESCRIPTION

1.4 Acre Corner Parcel for Ground Land Lease in Celebrate Virginia-North

PROPERTY HIGHLIGHTS

- 1.4 Acre Corner Parcel for Ground Lease in Celebrate Virginia-North
- B2 Zoning allows for many Retail and Office Uses
- Great Visibility and Access
- Close to Geico Headquarters (2,000+ Employees)
- Excellent Co-Tenants! Including Lowes Home Improvement and Giant Food

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1.4 Acres
Lot Size:	1.402 Acres
Zoning:	B2

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,098	4,542	7,418
Total Population	3,124	12,553	19,402
Average HH Income	\$119,598	\$107,469	\$105,172

Donny Self, CCIM
540 842 6202



COLDWELL BANKER
COMMERCIAL
ELITE

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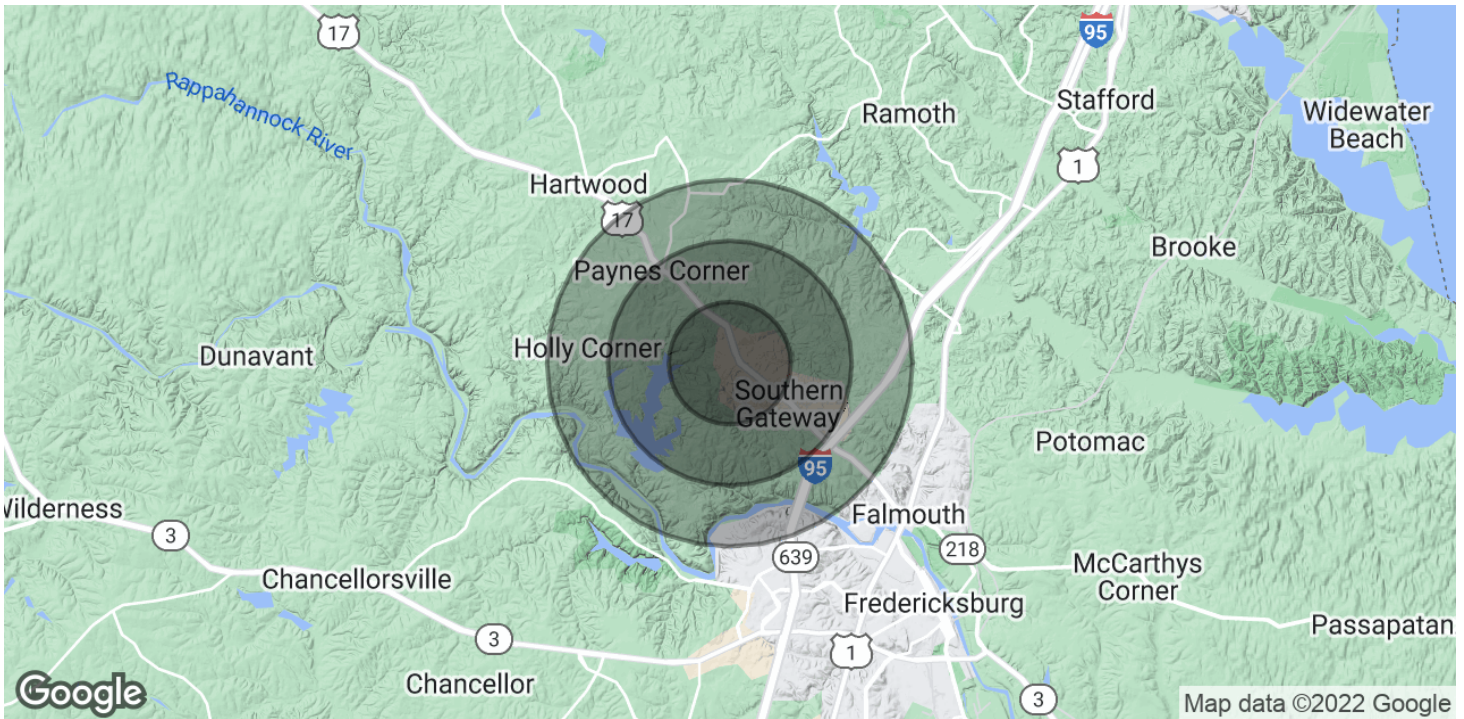


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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,124	12,553	19,402
Average Age	36.3	35.8	38.8
Average Age (Male)	36.9	36	39.1
Average Age (Female)	34.8	35	37.6
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,098	4,542	7,418
# of Persons per HH	2.8	2.8	2.6
Average HH Income	\$119,598	\$107,469	\$105,172
Average House Value	\$348,145	\$323,962	\$322,159

* Demographic data derived from 2020 ACS - US Census

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