



COLDWELL BANKER
COMMERCIAL
ELITE



LAFAYETTE JUNCTION RETAIL CENTER

FOR SALE | 18,250 SF

ASKING PRICE:
\$2,750,000

4416-4434 Lafayette Boulevard, Fredericksburg, VA 22408

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.



Lafayette Junction Retail Center presents a highly visible retail opportunity in the heart of the Fredericksburg market. Situated on approximately 1.8 acres and comprising 18,250 square feet of in-line retail space, the property features attractive brick construction, glass storefronts, and ample surface parking to support a variety of retail and service-oriented users.

Strategically positioned along Lafayette Boulevard with convenient access to Route 1 (Patriot Highway) and Interstate 95, the property benefits from strong traffic patterns, excellent accessibility, and a dense surrounding population base. The center is located within a thriving commercial corridor featuring a diverse mix of retail, dining, entertainment, and service providers, creating a strong environment for both tenants and investors.

With flexible C-3 (Commercial Highway) zoning, Lafayette Junction Retail Center supports a broad range of permitted uses, offering long-term adaptability and leasing flexibility. Its prominent location, established presence, and connectivity to the greater Fredericksburg region make it an attractive opportunity for investors, retailers, and specialty users alike.

PROPERTY HIGHLIGHTS

- 18,250 SF Multi-Tenant Retail Center
- Prominent Lafayette Boulevard Frontage
- Flexible C-3 (Commercial Highway) Zoning1.8-Acre Site with Ample Surface Parking
- Brick Façade with Glass Storefronts
- Less Than 1.5 Miles from Interstate 95 (Exit 126)Excellent Access to Route 1 & Lafayette Boulevard
- High-Visibility Fredericksburg Location
- Surrounded by Retail, Dining & Entertainment Uses
- Ideal for Retail, Service, Specialty, and Investment Users
- Strong Regional Accessibility & Consumer Traffic
- Adaptable Space for a Variety of Commercial Uses

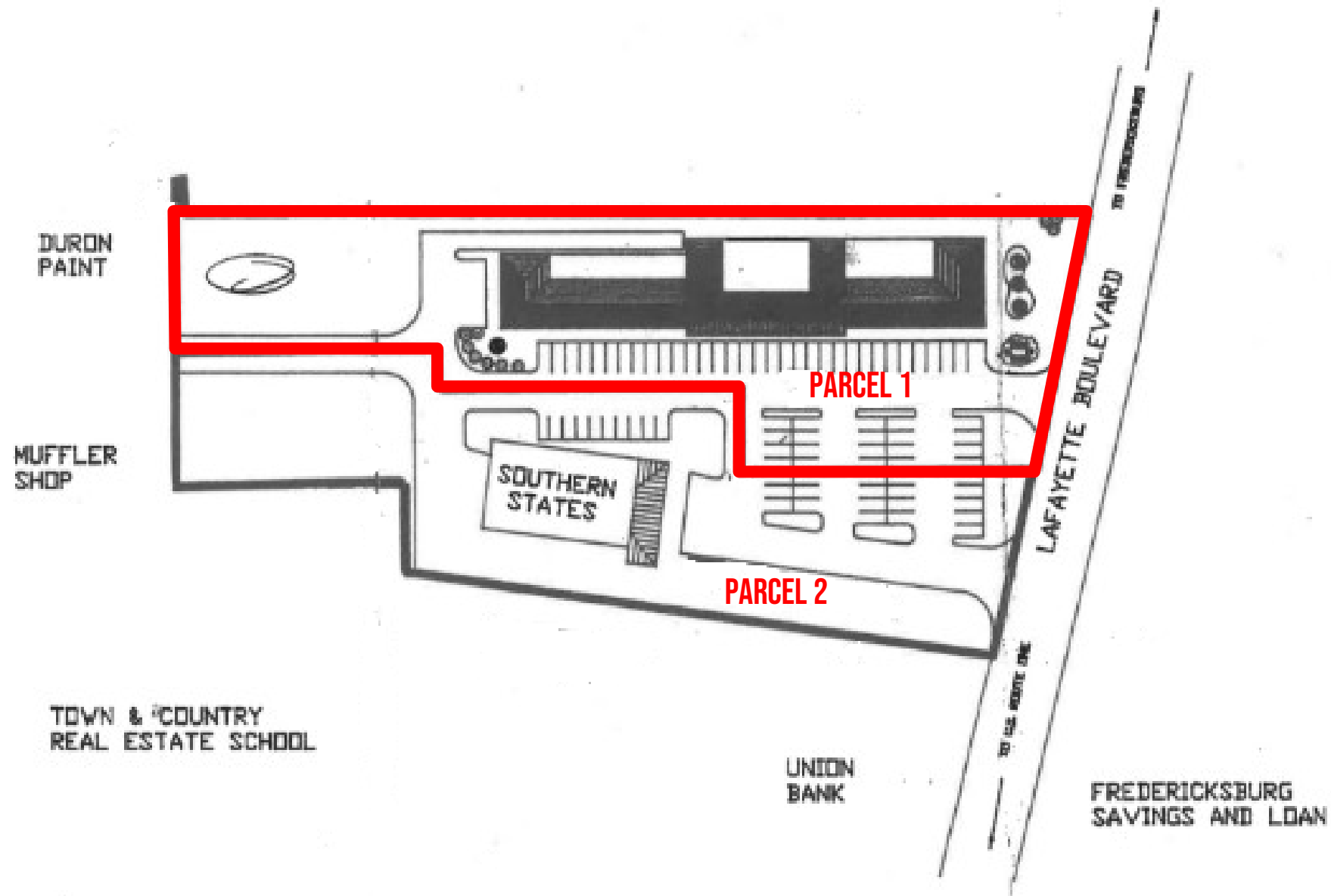
PROPERTY DEMOGRAPHICS

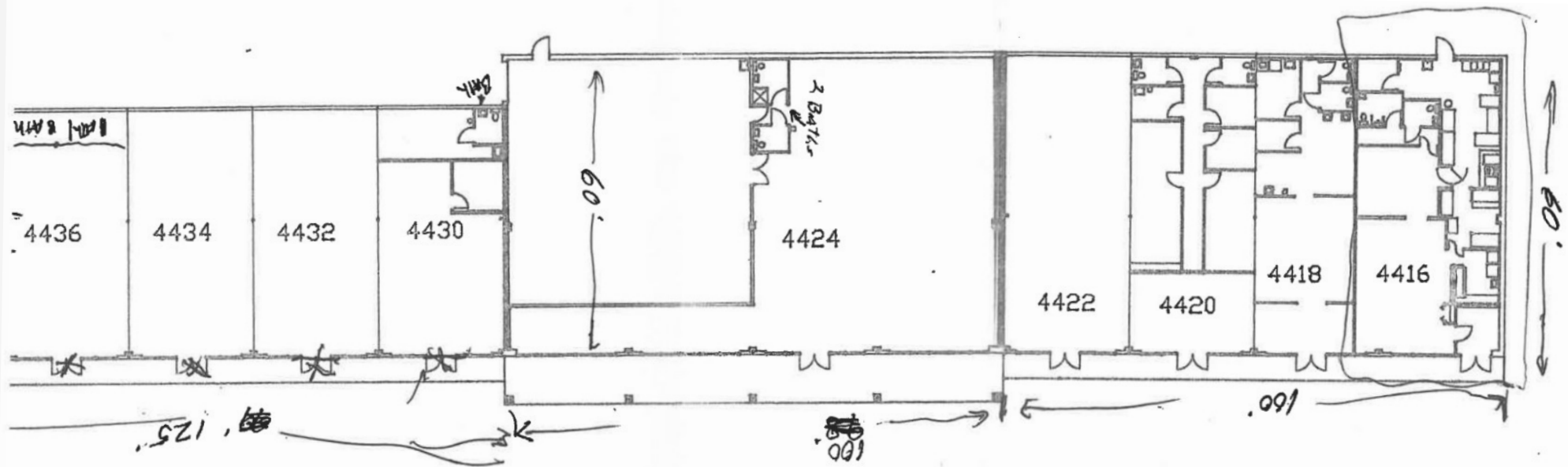
POPULATION	1-MILE	3-MILE	5-MILE
2024 Population	5,796	53,518	121,186

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2024 Households	2,349	21,286	45,770

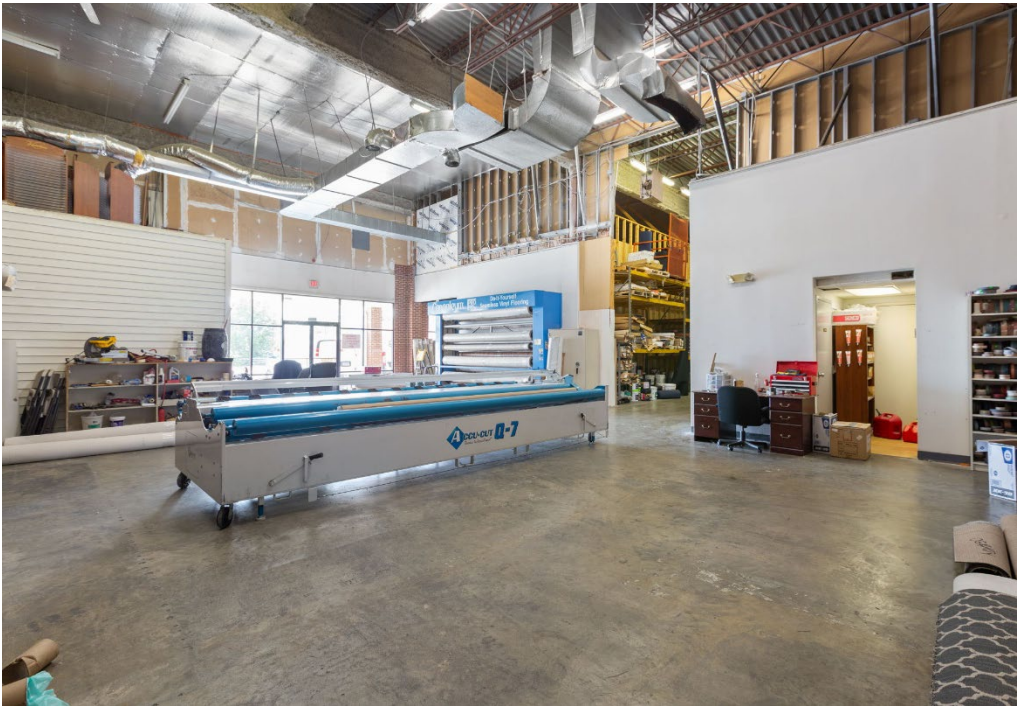
INCOME	1-MILE	3-MILE	5-MILE
2024 Avg. Household Income	\$334,971	\$376,008	\$390,857













OFFERING MEMORANDUM

LAFAYETTE JUNCTION RETAIL CENTER

4028 PLANK ROAD, FREDERICKSBURG, VA 22408

FOR MORE INFORMATION PLEASE CONTACT:



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