

# AVAILABLE

0.82 AC REDEVELOPMENT OPPORTUNITY

# 1603

Dixon St.

FREDERICKSBURG, VA 22407



27,000 + VPD

## SPECIFICATIONS

Sale Price:	\$975,000
Lease Rate:	\$6,200/mo NNN
Utilities:	Available
Zoning:	CH
Tax ID:	254-5A-L9

# PROPERTY OVERVIEW



This older, non-operational 3,770 SF car wash sits on a 0.82-acre commercially zoned lot along a highly traveled Fredericksburg corridor. The property offers an excellent redevelopment opportunity for a retail, service commercial, or automotive-oriented user seeking strong visibility and direct frontage on a major thoroughfare. With flexible site potential and surrounding residential density, the parcel is well suited for a new ground-up commercial building or repositioning of the existing structure.



PREMISES



3,770 SF existing car wash structure on a 0.82-acre commercial lot

Strong frontage & visibility along Rt 17/Dixon Street (27,000+ VPD)

Redevelopment opportunity for retail, service, or automotive uses

Surrounded by residential and established commercial uses

Convenient access and multiple layout options for site design

# PARCEL OVERVIEW



# CURRENT PROPERTY PHOTOS



# LOCAL VIEW



PREMISES

44,000 VPD



29,000 VPD



149,000 VPD

BUS 17

BUS 17

1

1

1

95

95

Woods Hwy

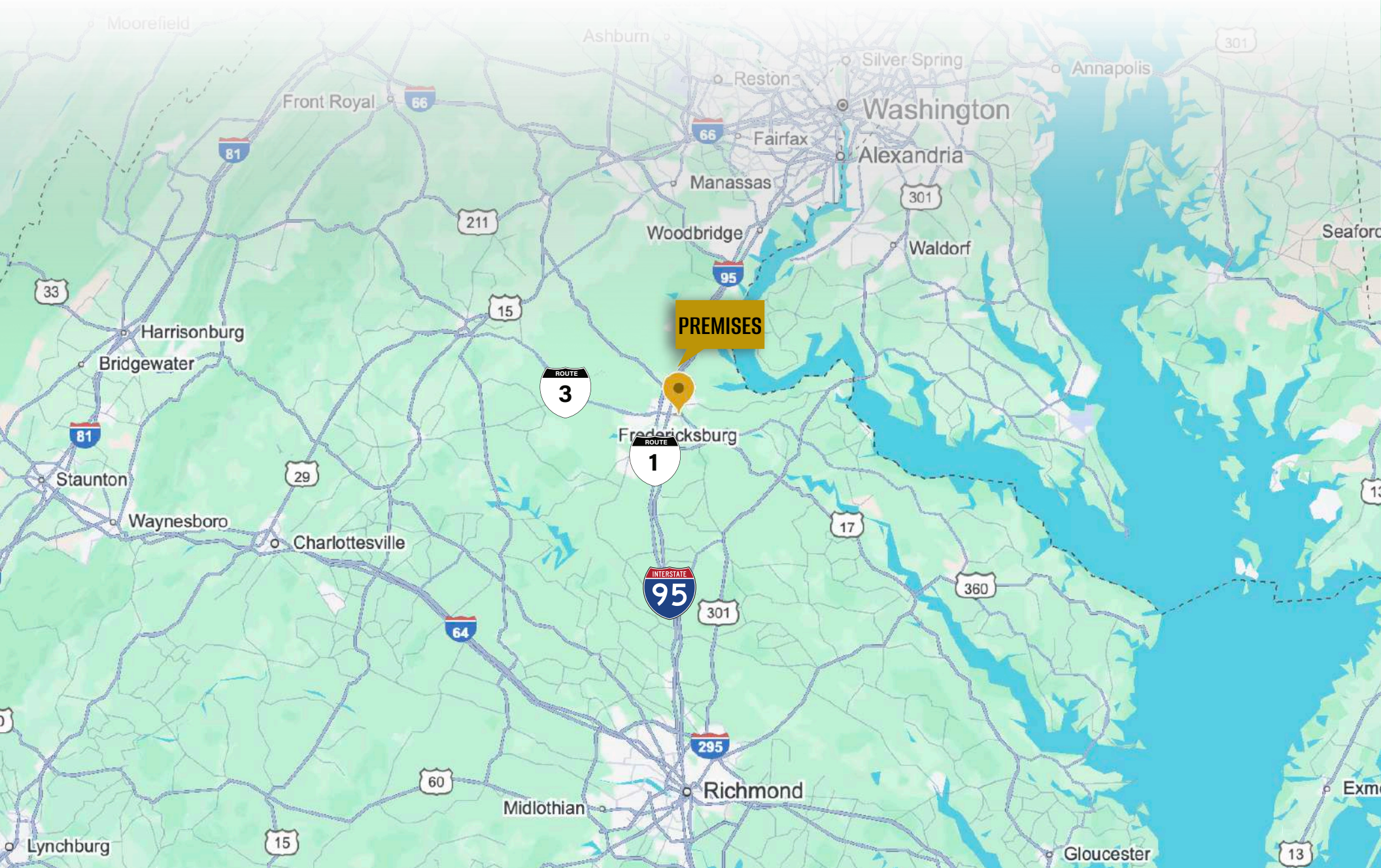
Cowan Blvd

Lafayette Blvd

Lansdowne Rd

Lafayette Blvd

# REGIONAL VIEW



# DEMOGRAPHIC/INCOME REPORT



INCOME	2 mile	5 mile	10 mile
Avg Household Income	\$85,731	\$104,367	\$102,924
Median Household Income	\$64,290	\$80,312	\$78,819
< \$25,000	276	530	1,238
\$25,000 - 50,000	272	1,111	2,189
\$50,000 - 75,000	376	904	2,074
\$75,000 - 100,000	324	800	1,607
\$100,000 - 125,000	33	515	1,226
\$125,000 - 150,000	11	629	1,120
\$150,000 - 200,000	69	354	849
\$200,000+	140	587	1,190

POPULATION	2 mile	5 mile	10 mile
2020 Population	3,882	13,733	29,259
2024 Population	3,892	14,819	31,265
2029 Population Projection	4,252	16,029	33,887
Annual Growth 2020-2024	3.8%	2.0%	1.7%
Annual Growth 2024-2029	1.9%	1.6%	1.7%
Median Age	38.2	38.4	40.4
Bachelor's Degree or Higher	28%	24%	22%
U.S. Armed Forces	0	0	146

## FOR MORE INFORMATION PLEASE CONTACT:



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