

SALE

3625 SUNDAY LANE

3625 Sunday Lane Fredericksburg, VA 22408



PROPERTY DESCRIPTION

Development Opportunity! 5.21 Acre Lot available for Sale in Spotsylvania County. Zoned I-1 and R-2. Located across the street from Lee Hill Elementary School. Adjacent to an existing Industrial Park. Close proximity to Cosner's Corner Mega Center, Hwy 17, Route 1 and Interstate 95 via exit 126.

PROPERTY HIGHLIGHTS

- Industrial Land for Sale
- 5.21 Acres for Development
- Adjacent to existing Industrial Park
- Near Hwy 17 and Route 1
- Just 3 miles to Interstate 95

OFFERING SUMMARY

Sale Price:	\$450,000
Lot Size:	5.21 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,201	8,036	22,424
Total Population	3,538	22,669	62,979
Average HH Income	\$92,792	\$88,857	\$84,256

Ben Keddie, SIOR, CCIM
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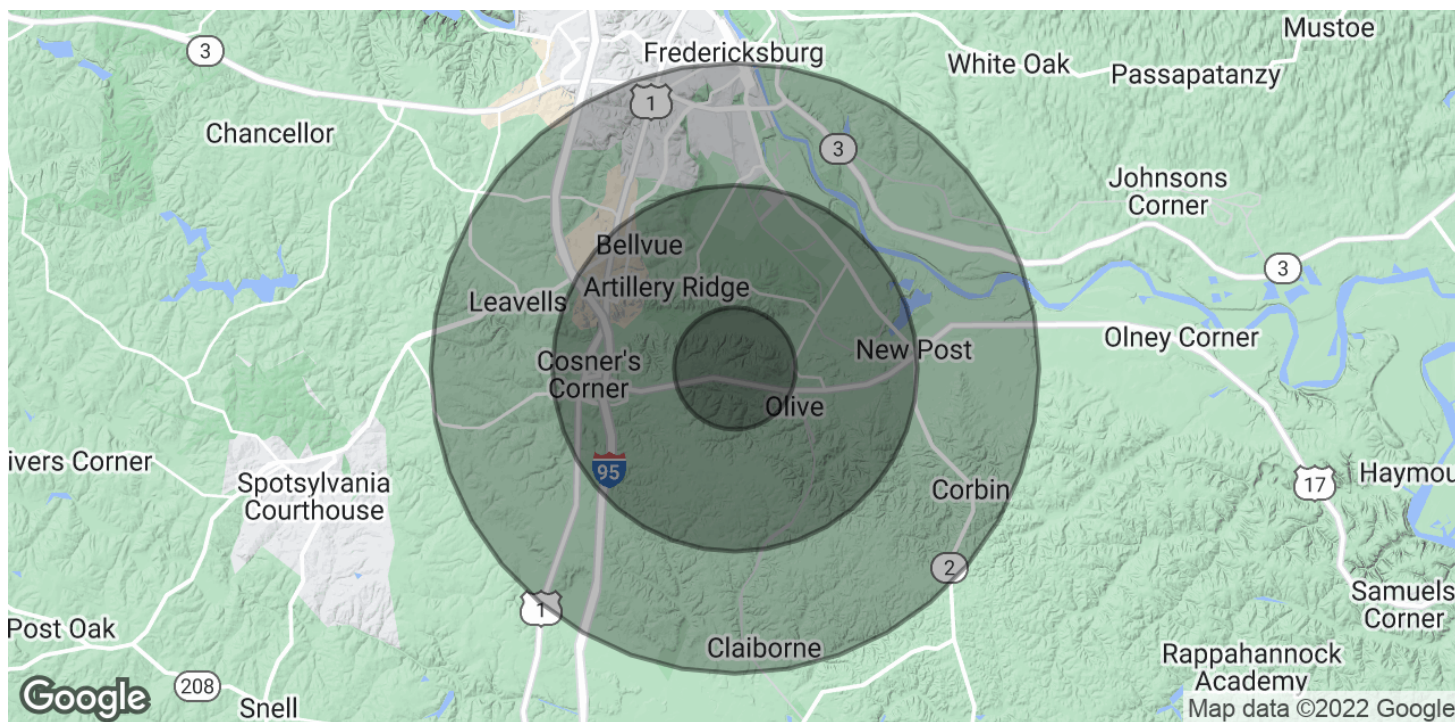


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,538	22,669	62,979
Average Age	32.9	34.0	34.2
Average Age (Male)	31.0	33.4	33.6
Average Age (Female)	33.3	34.1	34.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,201	8,036	22,424
# of Persons per HH	2.9	2.8	2.8
Average HH Income	\$92,792	\$88,857	\$84,256
Average House Value	\$321,062	\$308,754	\$320,290

* Demographic data derived from 2020 ACS - US Census

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