



COMMERCIAL REAL ESTATE

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4.10 Acres, 2
Parcels

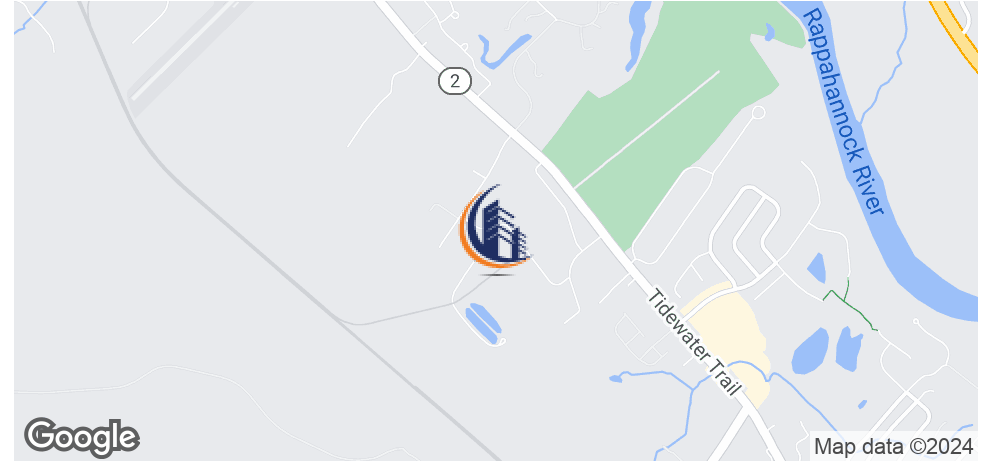
OFFICE BUILDING FOR SALE

Industrial Pad Site

11000 PIERSON DR, FREDERICKSBURG, VA 22408

EXECUTIVE SUMMARY

Industrial Pad Site 11000 Pierson Dr, Fredericksburg, VA 22408



OFFERING SUMMARY

Sale Price:	\$595,000
Lot Size:	86660.0 Acres
Building Size:	0
Zoning:	I-1
Taxes:	\$4,132.00
Assessed Value:	\$535,800.00

PROPERTY OVERVIEW

K & M Commercial, as the exclusive brokerage firm, is happy to present this industrial pad site for sale—4.10 Acres on 2 parcels located within the Fredericksburg Business Center. Zoning allows for many uses, and the site is adjacent to the Shannon Airport and minutes from downtown Fredericksburg.

PROPERTY HIGHLIGHTS

- 4.10 Acre Industrial Pad Site
- Located on 2 Parcels within the Fredericksburg Business Center
- Zoning allows for many uses
- Adjacent to Shannon Airport and minutes from downtown Fredericksburg

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459 Herndon Pkwy #21 Herndon, VA 20170

ADDITIONAL PHOTOS

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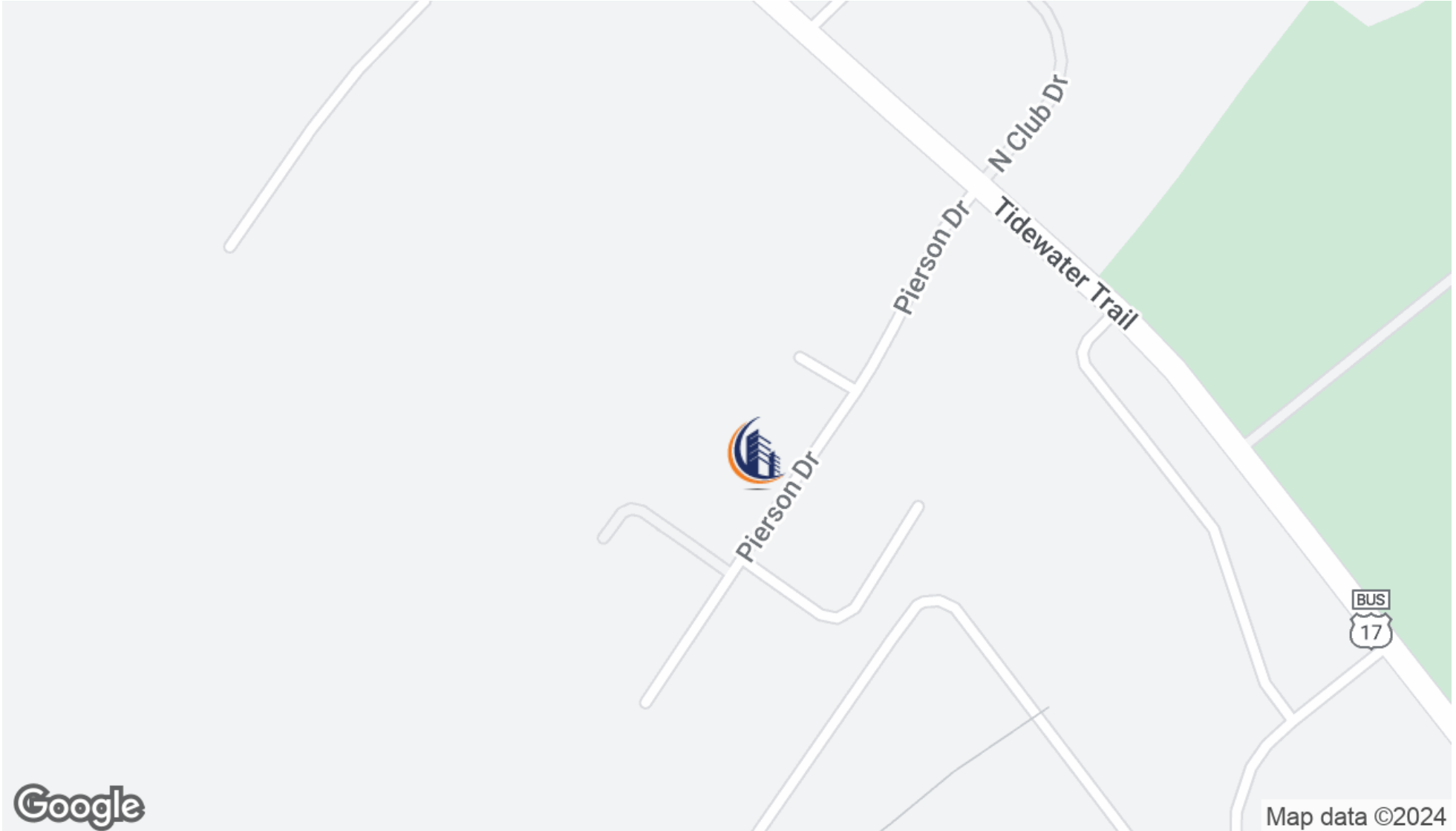
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LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

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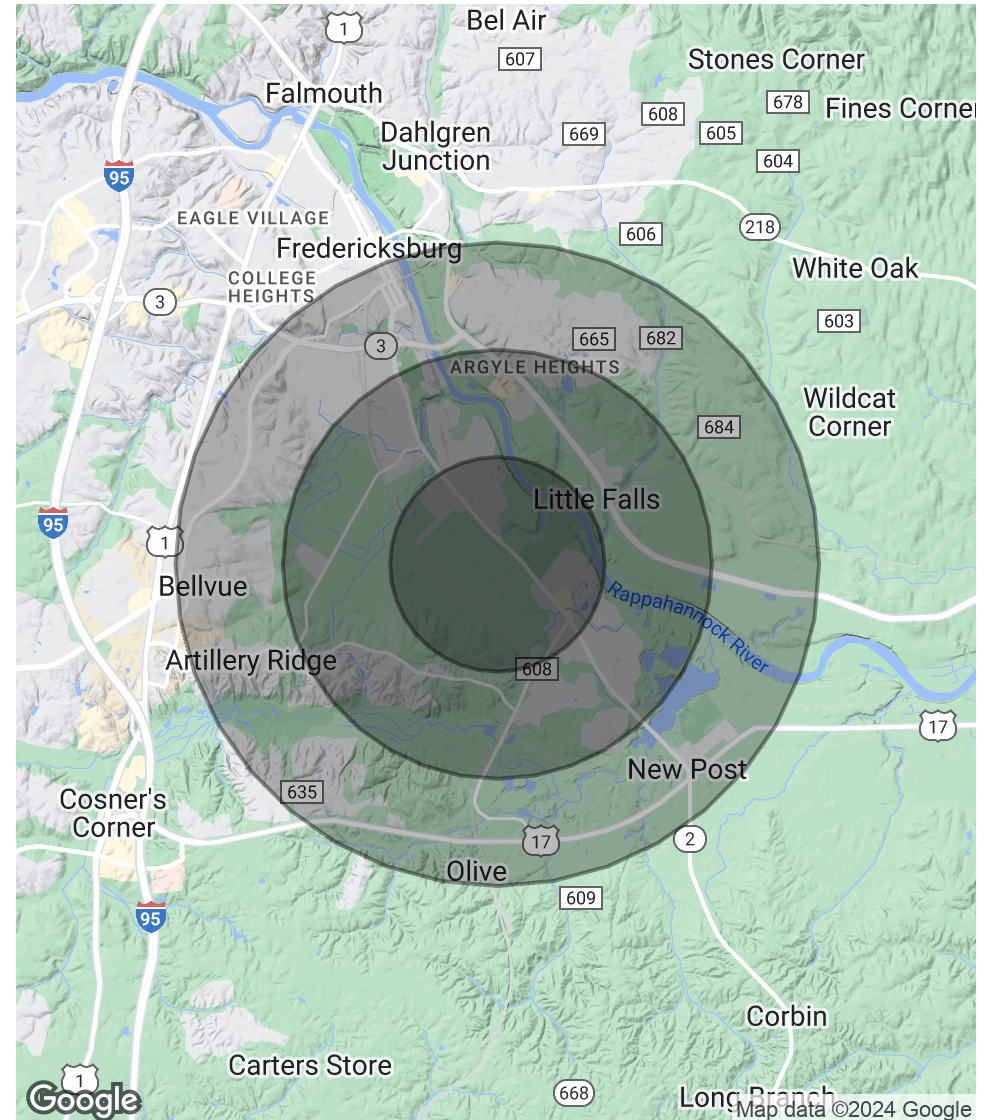
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	2,798	11,085	30,188
Average Age	34.2	35.4	37.1
Average Age (Male)	31.5	34.1	36.3
Average Age (Female)	36.6	36.8	38.0

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,000	3,966	11,563
# of Persons per HH	2.8	2.8	2.6
Average HH Income	\$101,233	\$100,944	\$100,119
Average House Value	\$289,576	\$293,713	\$304,005

2020 American Community Survey (ACS)



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