

In Association with Scott Reid & ParaSell, Inc. | Costa Mesa, California | A Licensed Virginia Broker #0226032019 | Licensed in AR, CA, CO, CT, DC, FL, GA, HI, ID, IL, IA, IN, KS, KY, ME, MD, MA, MI, MN, MO, MT, NC, ND, NE, NJ, NM, NY, NV, NM, NC, OH, OK, OR, PA, RI, SC, SD, TN, TX, UT, VA, VT, WA, WI, WY

Repositioning Opportunity -Former Drug Store

Fredericksburg, Virginia

10701 Courthouse Rd,
Fredericksburg, VA 2240

View Map

Offering Memorandum





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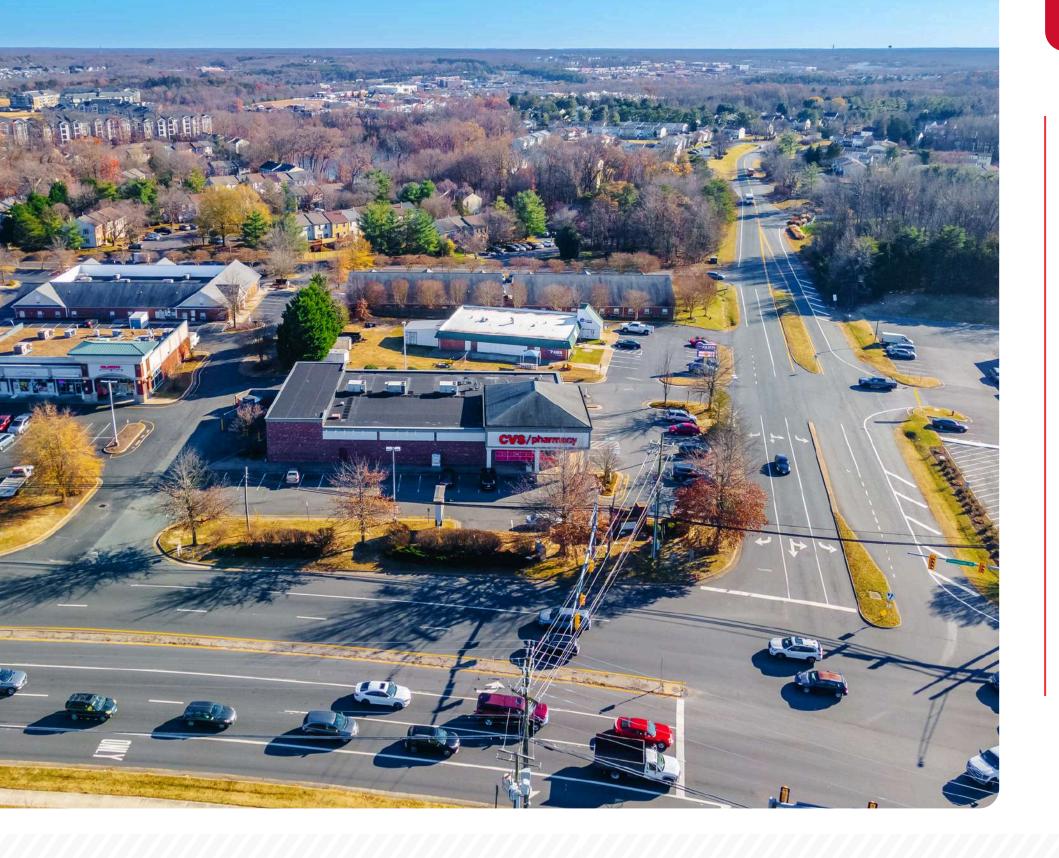
Century Partners Real Estate, Inc. Los Angeles, California (310) 362-4303 | CA DRE LIC #02235147

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Price Building Size Lot Size \$2,649,000 10,112 SF 1.11 AC

Investment Highlights

- Opportunity for repositioning or redevelopment of a $\pm 10,112$ SF freestanding retail building on ± 1.11 acres of land.
- The Property features a drive-thru and a spacious parking area with \pm 60 spaces.
- Signalized corner location with 46,000+ VPD, adjacent to established retail centers
- 1/4 mile west of Interstate 95

Market Highlights

- Washington, DC MSA, 62,000 population, AHHI of \$113,000 within 3 miles.
- Surrounded by major national retail including Walmart, Lowe's, Giant Food, ALDI, Wawa, and much more
- Just down the street from brand new 470,000+ SF Fredericksburg Health Care Center

The property is currently vacant; however, there is an active Absolute NNN Lease with CVS that expires on January 31, 2029. The seller will terminate the lease during escrow and deliver the property vacant, with no active lease in place.





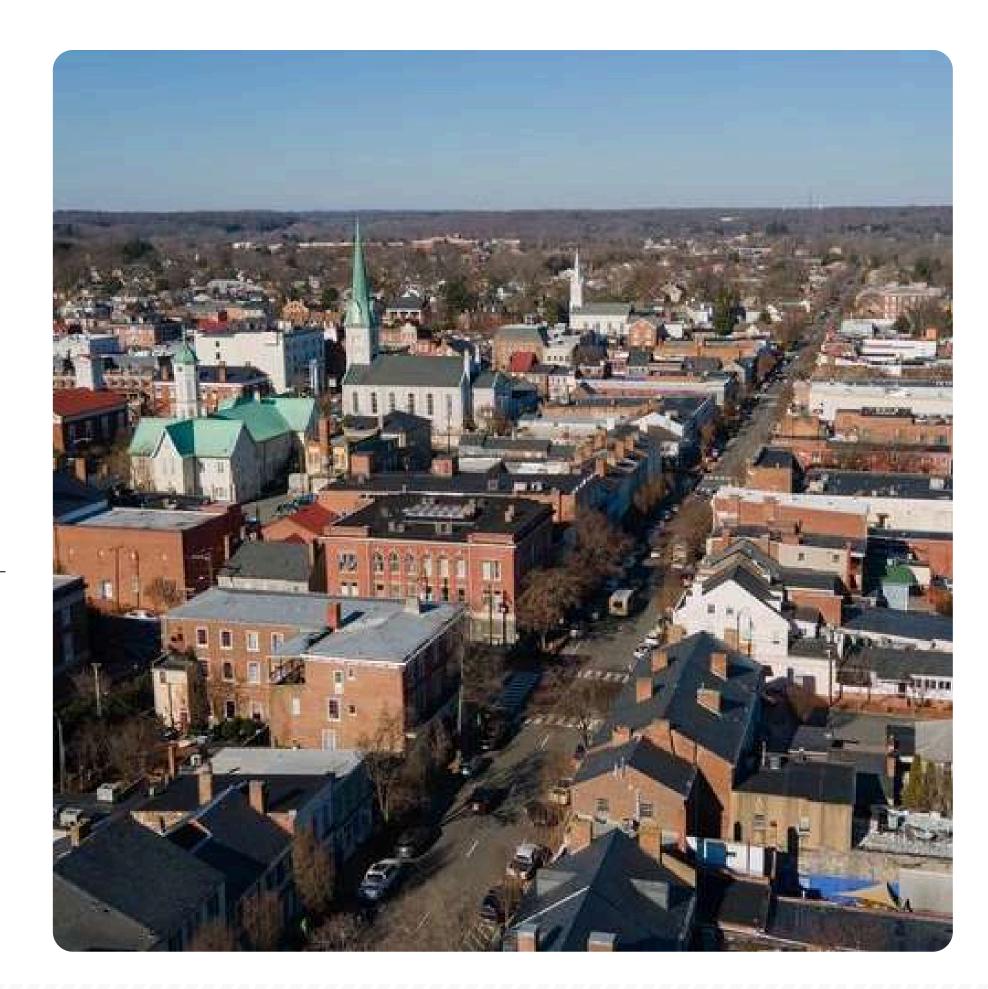




Fredericksburg, Virginia

Fredericksburg is an independent city located in Northeast Virginia. The city of Fredericksburg has a population of 28,860 which is expected to grow at an annual rate of 1.16% over the next five years. The average household income of Fredericksburg is \$96,796. The town is situated 48 miles south of Washington D.C. and 53 miles north of Richmond. Major employers include the University of Mary Washington, Mary Washington Healthcare, and GEICO. Some of the cities' residents commute to work in neighboring cities like Washington D.C, Richmond, and Fairfax. Fredericksburg is connected to Washington D.C and Richmond along interstate 95, U.S. Route 1, the Virginia Railway Express, Amtrak, and the Fredericksburg Regional Transit bus service. Tourism is a major part of Fredericksburg's economy as over 1.5million visit the area annually to see the battlefield park, the downtown visitor center, museums, and its many historical sites.

Demographics - Subject Property	1-Mile	3-Mile	5-Mile
Population	6,707	62,091	121,106
Household	2,581	22,580	43,822
Average Household Income	\$102,499	\$113,875	\$114,232





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