

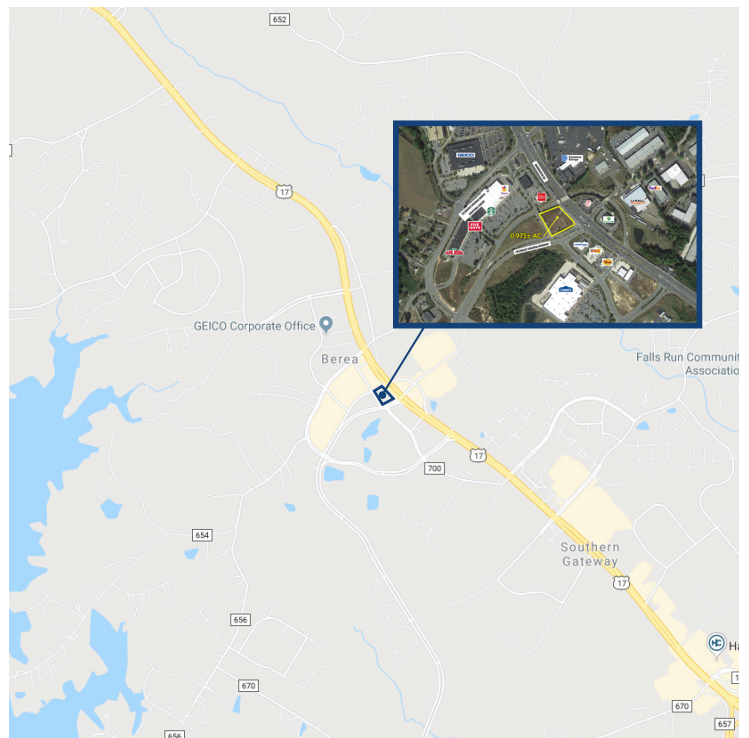
**LISTED AT \$950,000**



## LOCATED ON THE CORNER OF CELEBRATE VIRGINIA PARKWAY & WARRENTON RD FREDERICKSBURG, VA 22406

### HIGHLIGHTS

- Located on Warrenton Rd, a busy corridor in S. Stafford County with 5,000 VPD.
- Adjacent to Celebrate Virginia North Shopping Center, anchored by Lowe's and Giant grocery; an age restricted residential area; golf courses and entertainment.
- 40 miles south of Washington, D.C.
- High average household income.
- The Fredericksburg area is OVER 70% commuter with a strong employment base from the Federal Government and U.S. Military.



For more information contact Phillip Baxter at  
540-847-2385 or [phillip.baxter@svn.com](mailto:phillip.baxter@svn.com)

**1-877-MOTLEYS**  
[svnmotleys.com](http://svnmotleys.com)