

FOR SALE

RAPID GROWTH

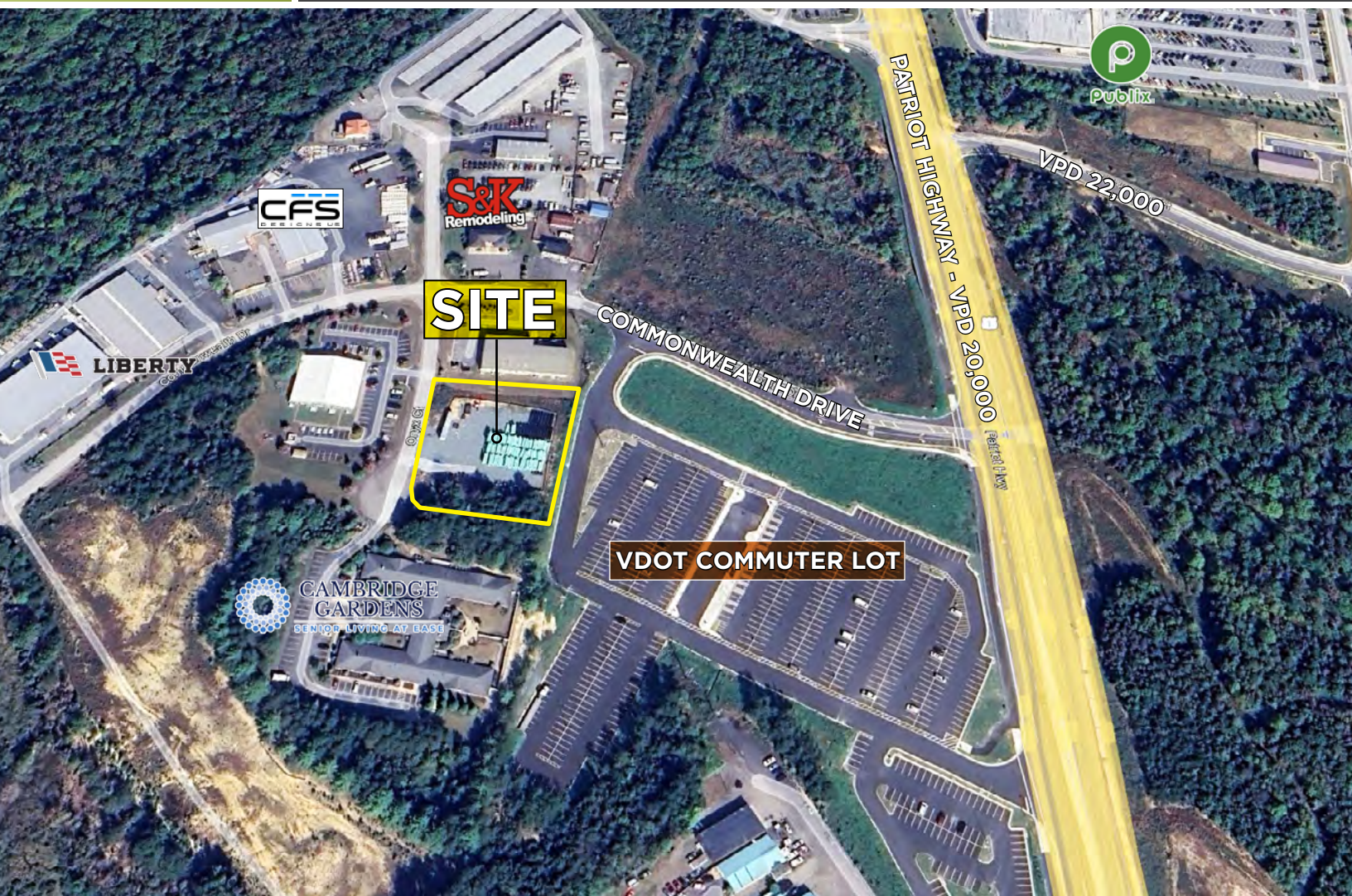
Commonwealth Center

9303 & 9305 Onyx Court | Fredericksburg, VA 22407



COMMONWEALTH
COMMERCIAL

Comprehensive Property Solutions



PROPERTY HIGHLIGHTS

- › 0.98± Acres for sale in the Commonwealth Center Park
- › Conveniently located just off Route 1 nearby new residential and commercial developments
- › Next to newly constructed VDOT Commuter Lot
- › Zoned C-3; by-right uses include warehousing, building material yards, office, medical care center, self-storage
- › Seller Financing Available
- › **Reduced Price:** \$895,000

FOR MORE INFORMATION:

COLTON KONVICKA

Senior Vice President

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RYAN FANELLI

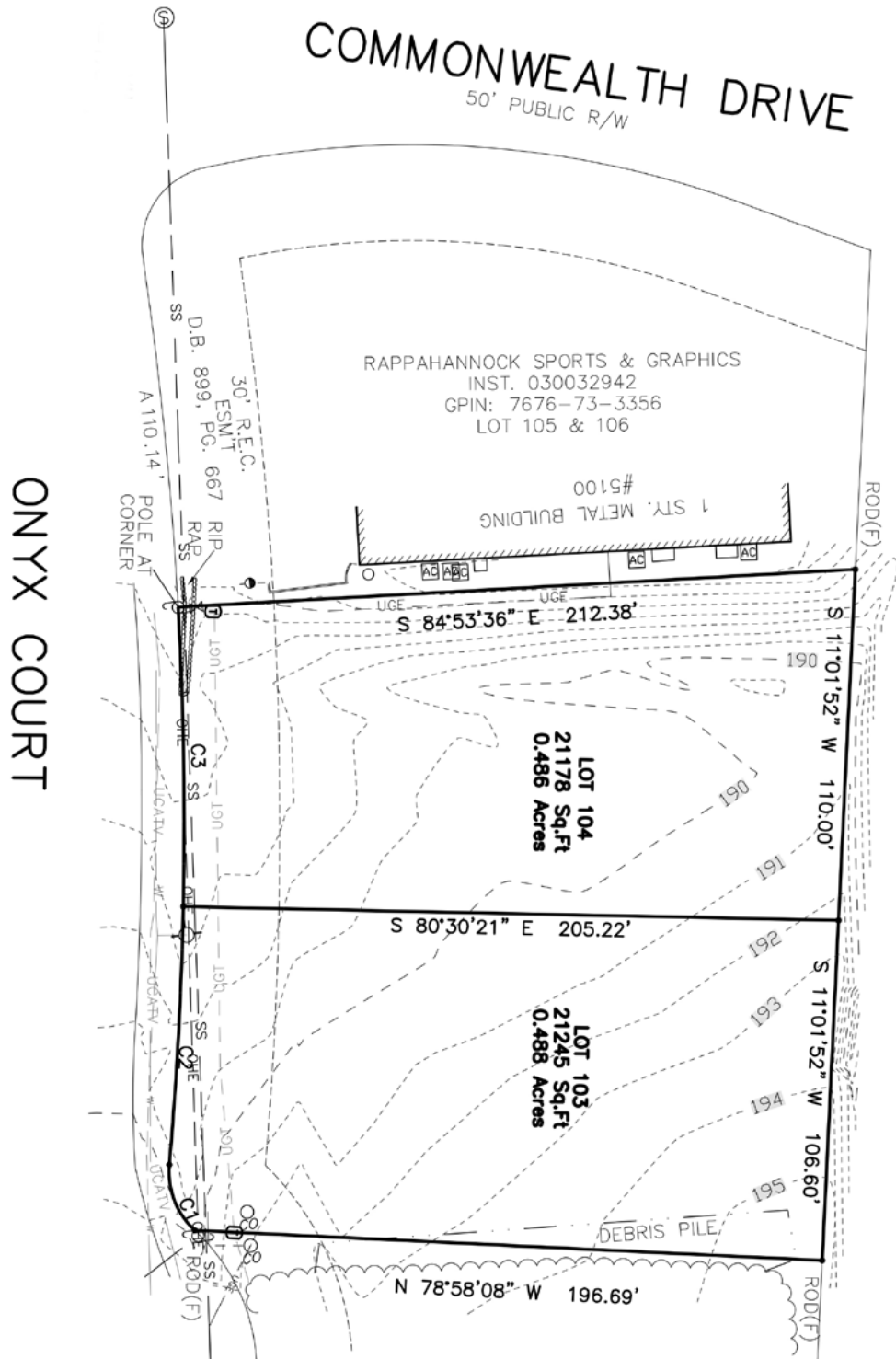
Senior Vice President | Partner

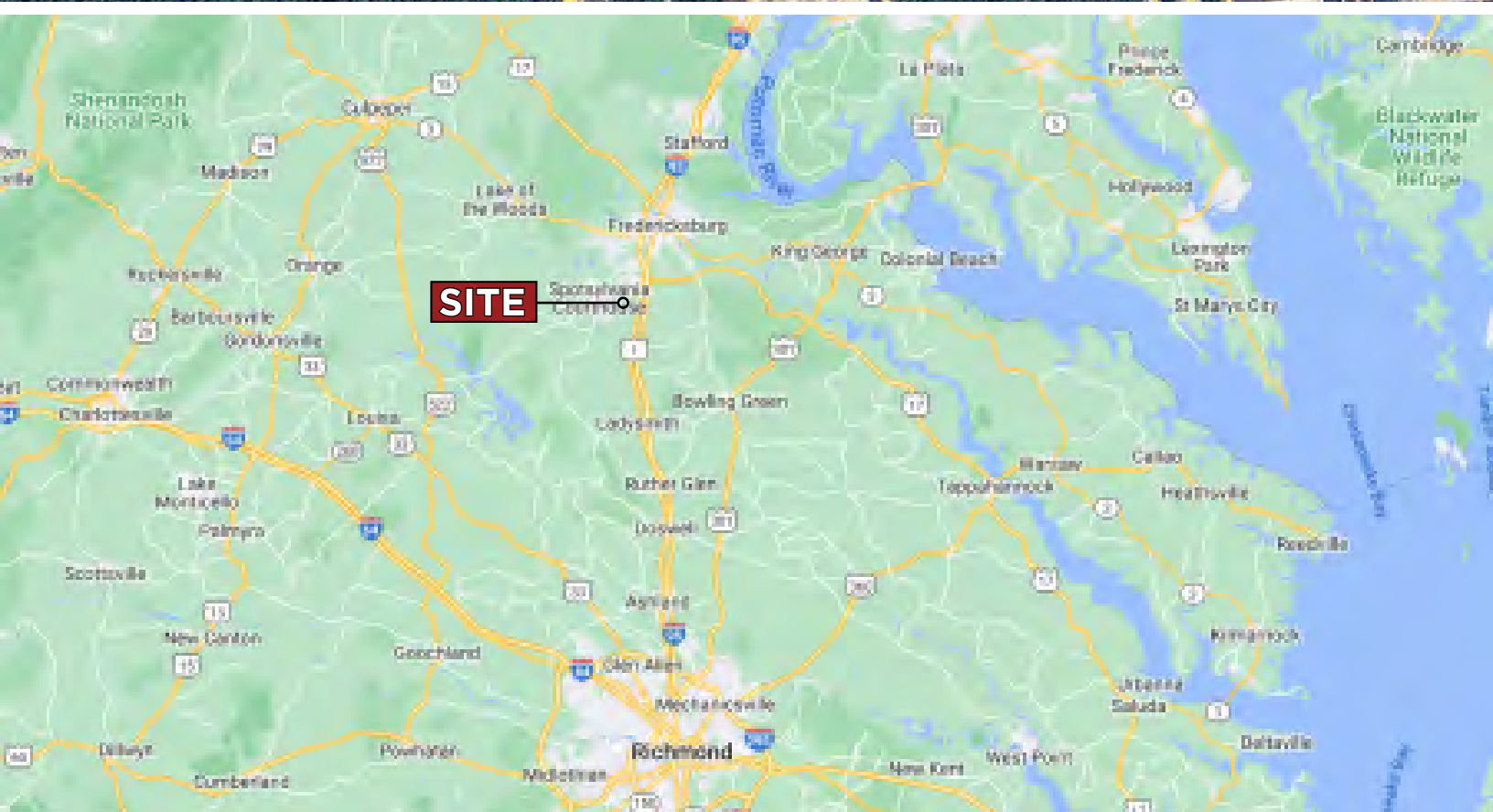
804-400-6163

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Commonwealth Commercial Partners, LLC represents the Owner of this property. Information contained herein is deemed reliable but is not guaranteed.

SURVEY PLAN





FOR SALE | 9303 & 9305 ONYX COURT | FREDERICKSBURG, VA 22407

MARKET OVERVIEW

SPOTSYLVANIA SNAPSHOT

WITH OVER 400 SQUARE MILES OF NATURAL BEAUTY AND UNIQUE ATTRACTIONS, SPOTSYLVANIA COUNTY IS AN INSPIRING DESTINATION THAT STIRS VISITORS TO EXPLORE WHAT IT OFFERS FOR ADVENTURE, SIGHTSEEING, AND RECREATION.

Spotsylvania County is Virginia's strategic location for economic development. With Interstate 95 carrying thousands of people through the county everyday, Spotsylvania has quickly become a hub of economic activity. Being less than 50 miles from both Washington D.C and Richmond, VA provides Spotsylvania businesses access to a large and diverse workforce. The location combined with lower average operating costs than Northern Virginia makes it easy to understand why so many business are finding their spot in Spotsylvania.

ECONOMY

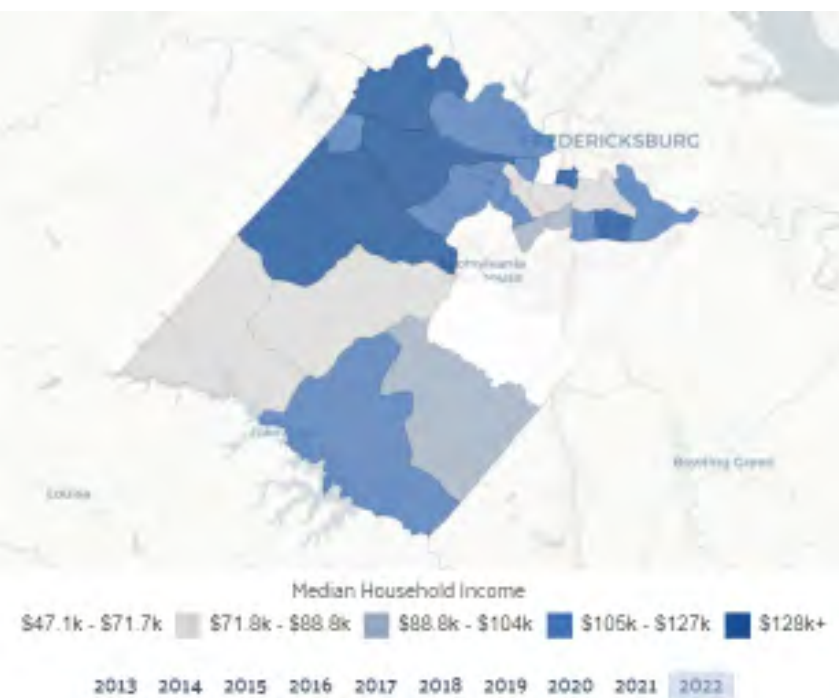
The economy of Spotsylvania County, VA employs 70.3k people. The largest industries in Spotsylvania County, VA are Retail Trade (9,021 people), Public Administration (8,779 people), and Health Care & Social Assistance (7,932 people), and the highest paying industries are Public Administration (\$110,726), Professional, Scientific, & Technical Services (\$95,349), and Utilities (\$91,833).

SURROUNDING AREA

KALAHARI RESORTS & CONVENTIONS is making waves in the Mid-Atlantic with our newest location in Spotsylvania County, Virginia, expected to open in 2026. Our fifth resort will feature over 175,000 square feet of indoor waterpark fun, 900 family-friendly suites, and a massive convention center.



Kalahari Resorts has been voted #1 Best Indoor Water Park by USA Today 10 Best Readers' Choice Awards for the second year in a row.



source: www.kalahariresorts.com/virginia/

source: www.datausa.io

source: www.spotsylvania.va.us/545/Economic-Development

