

# FOR SALE

## 10745 COURTHOUSE RD

10745 Courthouse Rd Fredericksburg, VA 22408



### PROPERTY DESCRIPTION

Versatile, upgraded commercial property positioned at the signalized hard corner of Courthouse Road (Route 208) and Hood Drive in Spotsylvania County. This two-building offering combines strong exposure, natural light, and flexible layouts making it ideal for retail, office, medical, studio, or professional service users.

The main Building underwent a thorough renovation in 2020 with a new HVAC system installed in 2022. The primary structure features three open and versatile rooms, a welcoming reception area, kitchen, and restroom. Currently operating as a tattoo and art studio, the space easily adapts to boutique retail, salon, wellness, counseling, design, or general office use. Large front display windows and additional windows throughout create an inviting, light-filled environment while maximizing street visibility.

A second detached studio offers a private, single-room layout with its own bath—perfect for an executive office, treatment room, studio, or rental suite. Oversized windows enhance visibility and create a bright, professional setting. If you need more space, Seller has plans for construction of another Building on site.

Situated along a primary commuter corridor with convenient access to I-95 and Route 1, the property benefits from steady daily traffic and proximity to dense residential areas, neighborhood retail, and the Fredericksburg VA Health Care Center.

### PROPERTY HIGHLIGHTS

- Signalized hard-corner location at Courthouse Road (Route 208) & Hood Drive
- Flexible use potential suitable for retail, office, medical, wellness, studio, or professional services
- Two-building configuration w/potential for third
- Move-in ready with recent upgrades

### OFFERING SUMMARY

Sale Price:	\$625,000
Lot Size:	21,008 SF
Building Size:	1,314 SF

**Allison Graves, CCIM**  
(540) 842-4229



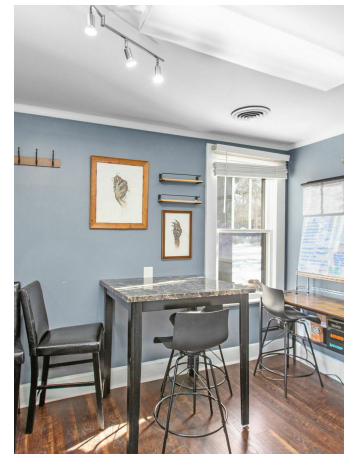
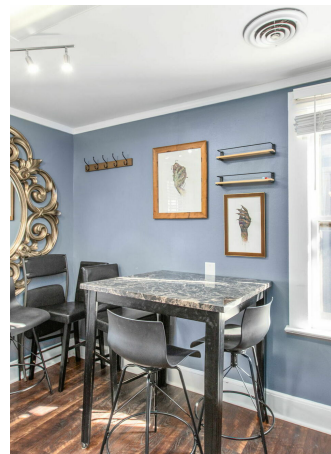
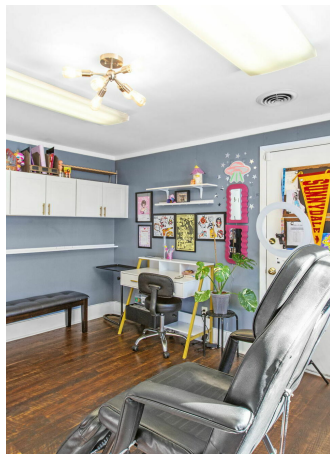
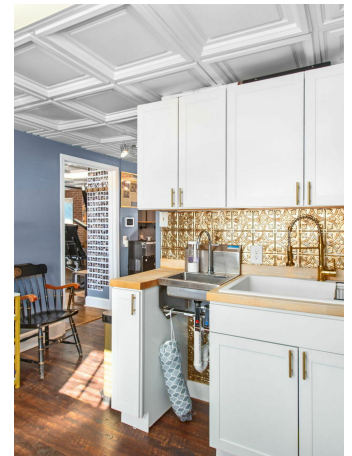
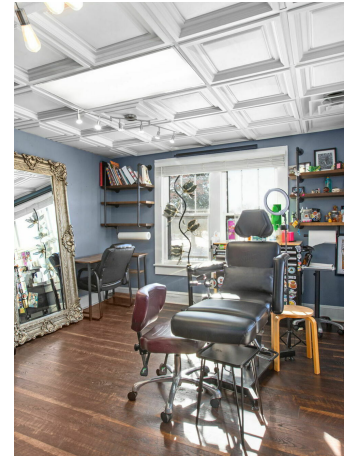
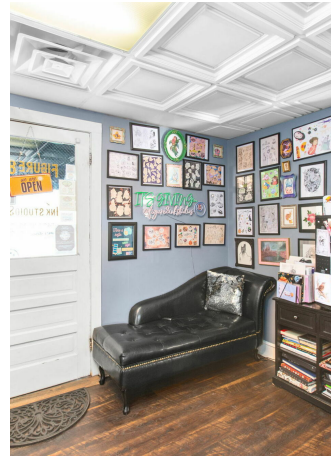
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# PHOTOS

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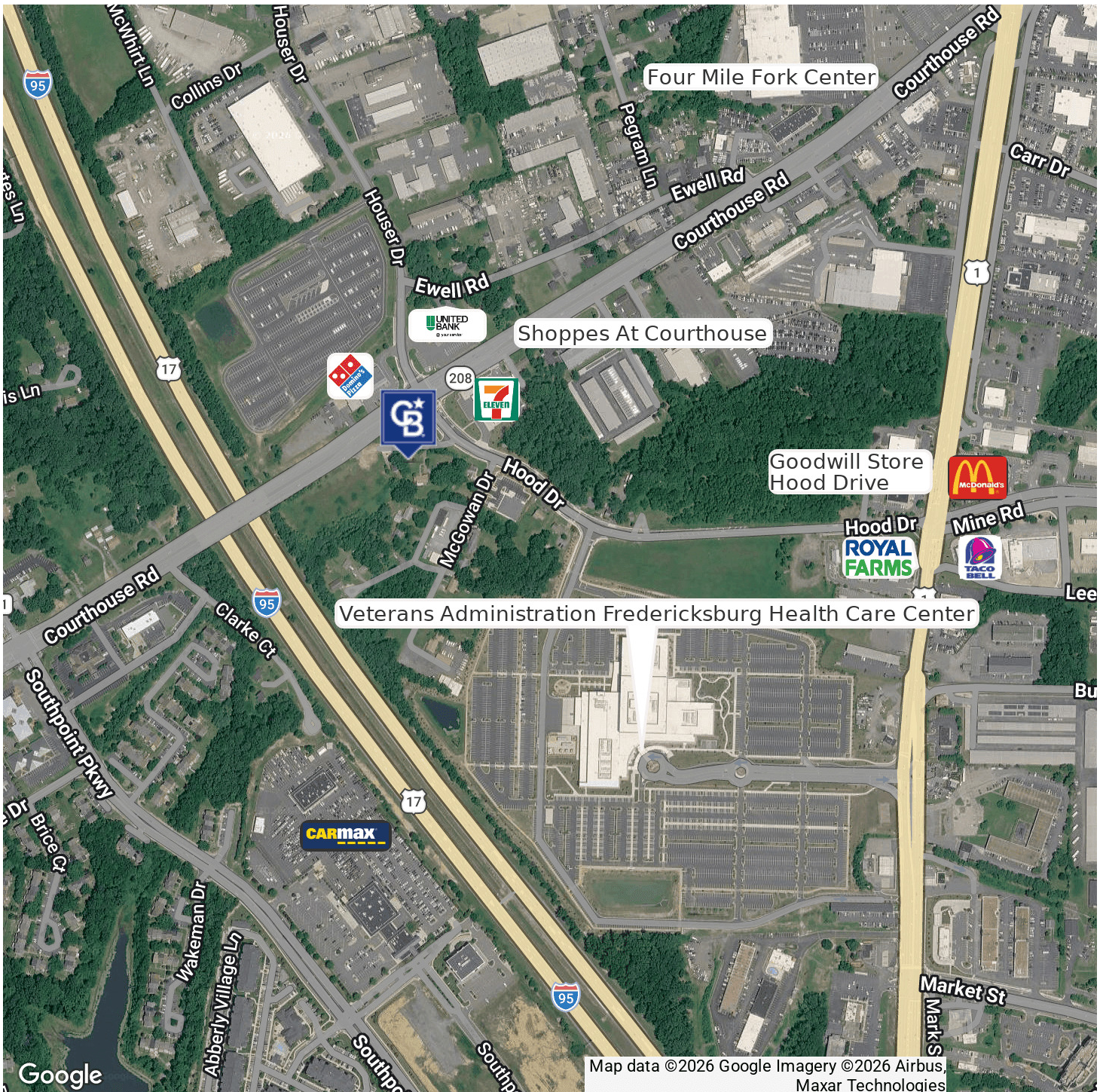
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# LOCATION MAP

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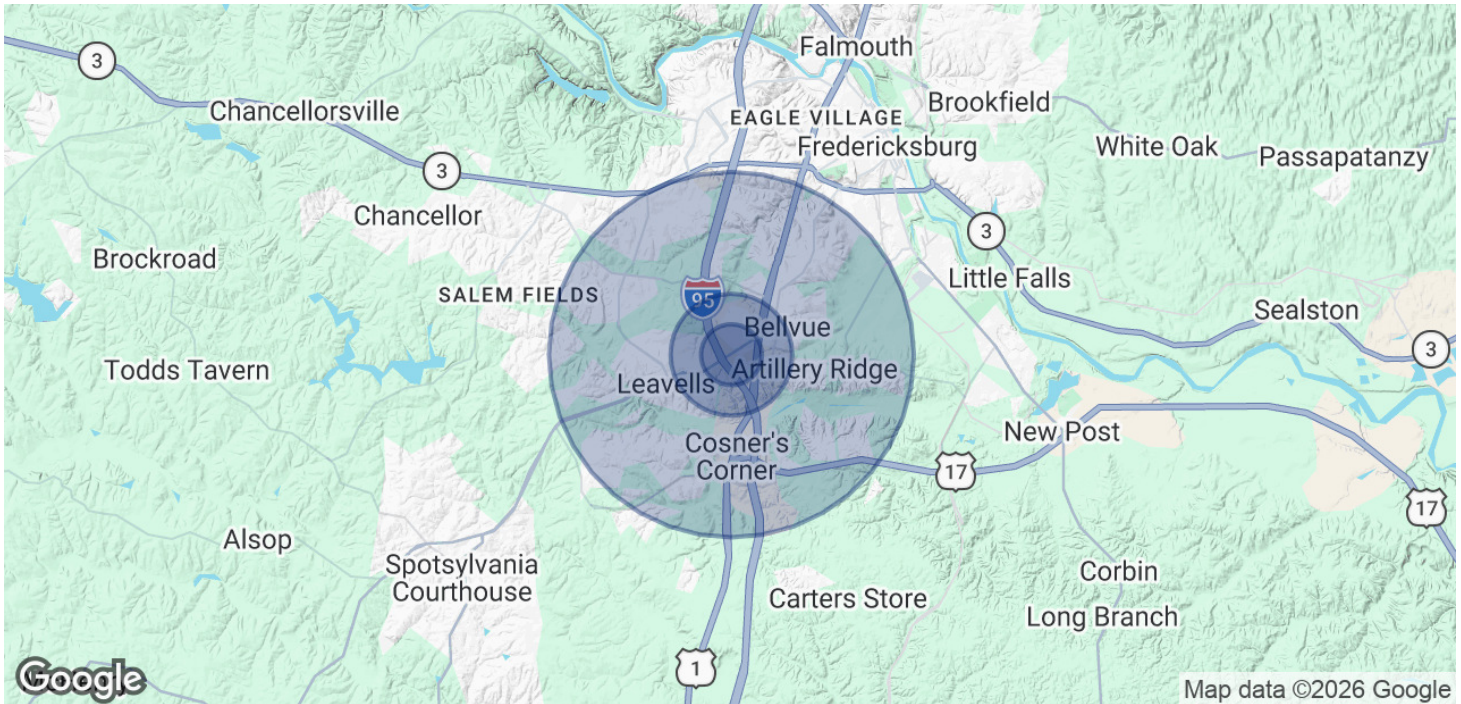
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# DEMOGRAPHICS

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## POPULATION

	0.5 MILES	1 MILE	3 MILES
Total Population	512	4,902	59,780
Average Age	37	38	39
Average Age (Male)	36	37	38
Average Age (Female)	39	39	40

## HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	3 MILES
Total Households	182	1,888	21,979
# of Persons per HH	2.8	2.6	2.7
Average HH Income	\$118,438	\$120,180	\$128,004
Average House Value	\$364,186	\$390,248	\$422,697

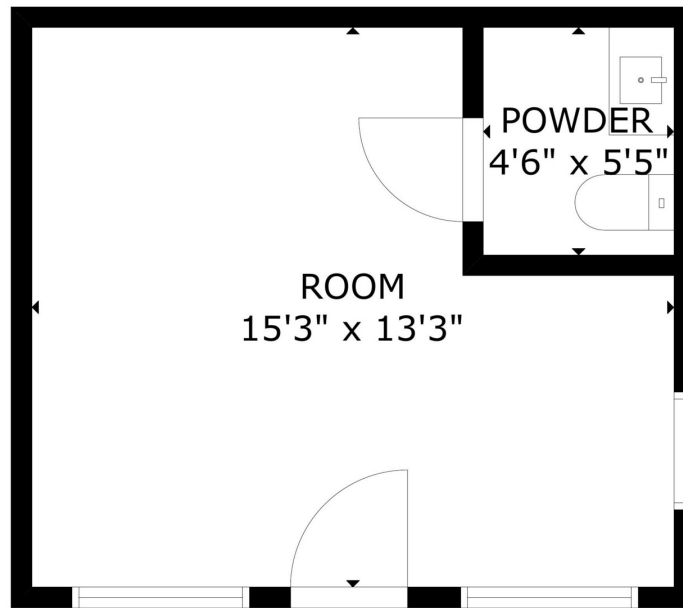
Demographics data derived from AlphaMap

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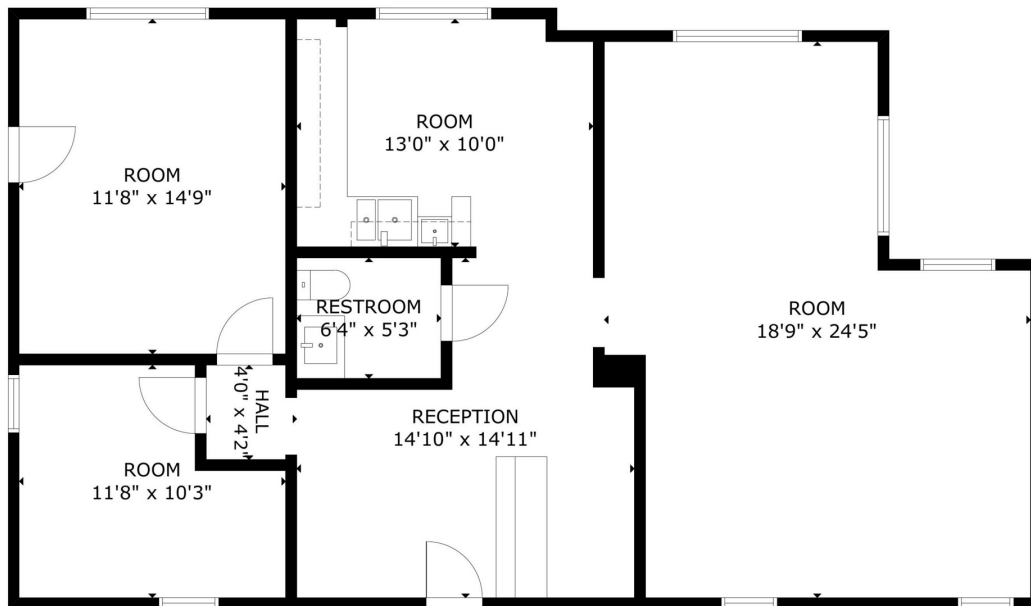
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FLOOR 1

GROSS INTERNAL AREA  
TOTAL: 202 sq ft  
FLOOR 1: 202 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



FLOOR 1

GROSS INTERNAL AREA  
TOTAL: 1,041 sq ft  
FLOOR 1: 1,041 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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