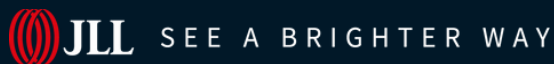




# Industrial development site for sale

Approximately 120 acres total



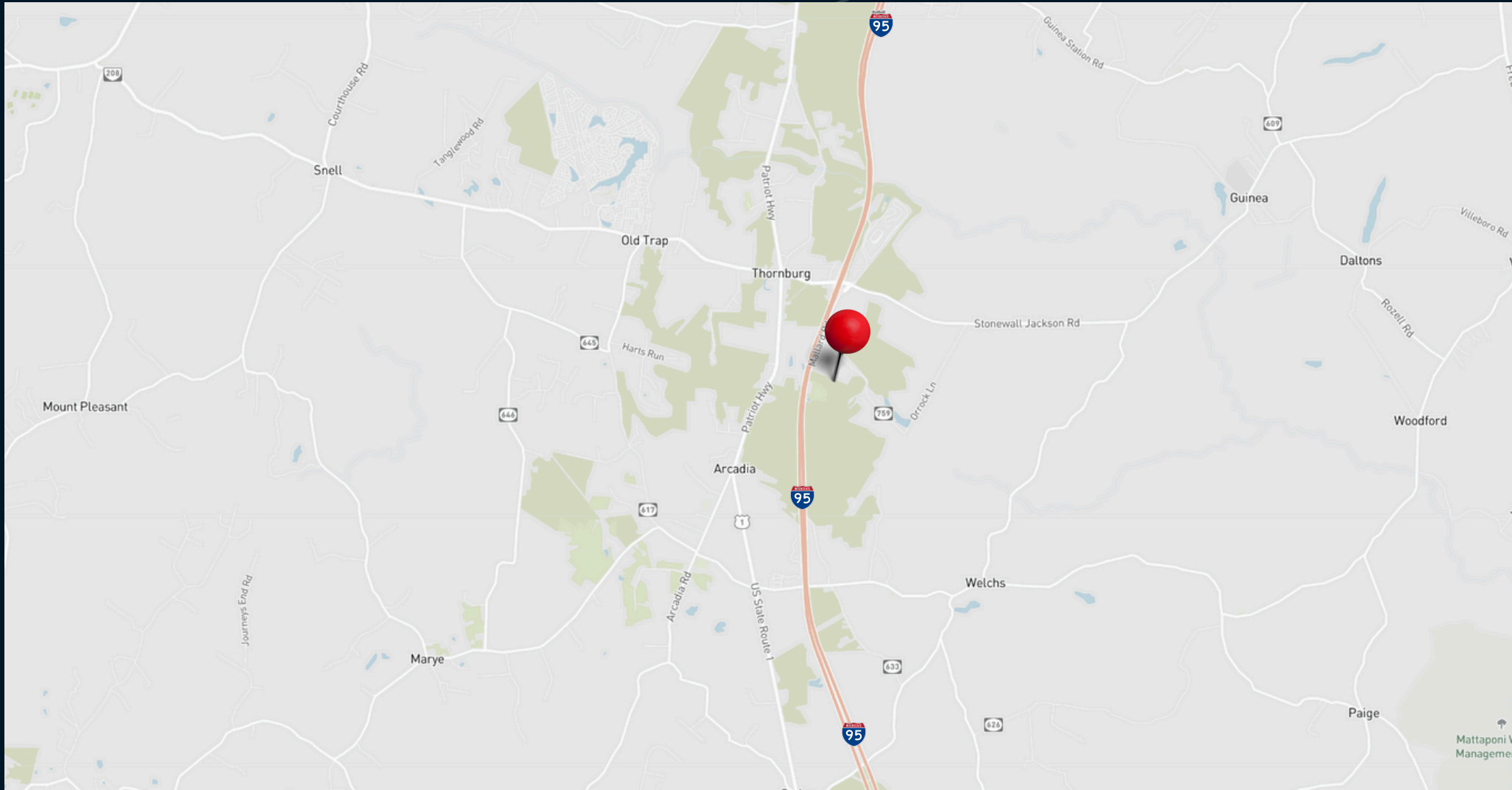
# Property Overview

- Prime industrial, distribution or data center site along the expanding Spotsylvania and DC - Richmond Corridor
- Zoning: I-1 Industrial
- Immediate access to Interstate 95
- Total acreage is approximately 120 acres
- Utilities nearby

# DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	2,740	10,190	118,749
Total households	907	3,307	39,738
Average HH income	\$96,156	\$108,905	\$119,857
Daytime population	1,617	3,488	30,765





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