

# COWAN STATION

1100 Spotsylvania Ave, Fredericksburg, VA 22401  
Spotsylvania County



## RETAIL & MEDICAL OFFICE FOR LEASE

### JOIN NEARBY RETAILERS:



- Retail & Medical Office for Lease
  - Drive-thru Available
- Size:
  - Pads: 0.75 - 1.5 AC
  - Retail: 1,200 - 10,200 SF
- Centrally Located at the Intersection of Rt 1 & Rt 3
- Traffic: 31,142 VPD on Emancipation Hwy
- Zoning: CH (Commercial Highway)

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klnb Jarrell Properties  
Real Estate Development

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## SITE PLAN

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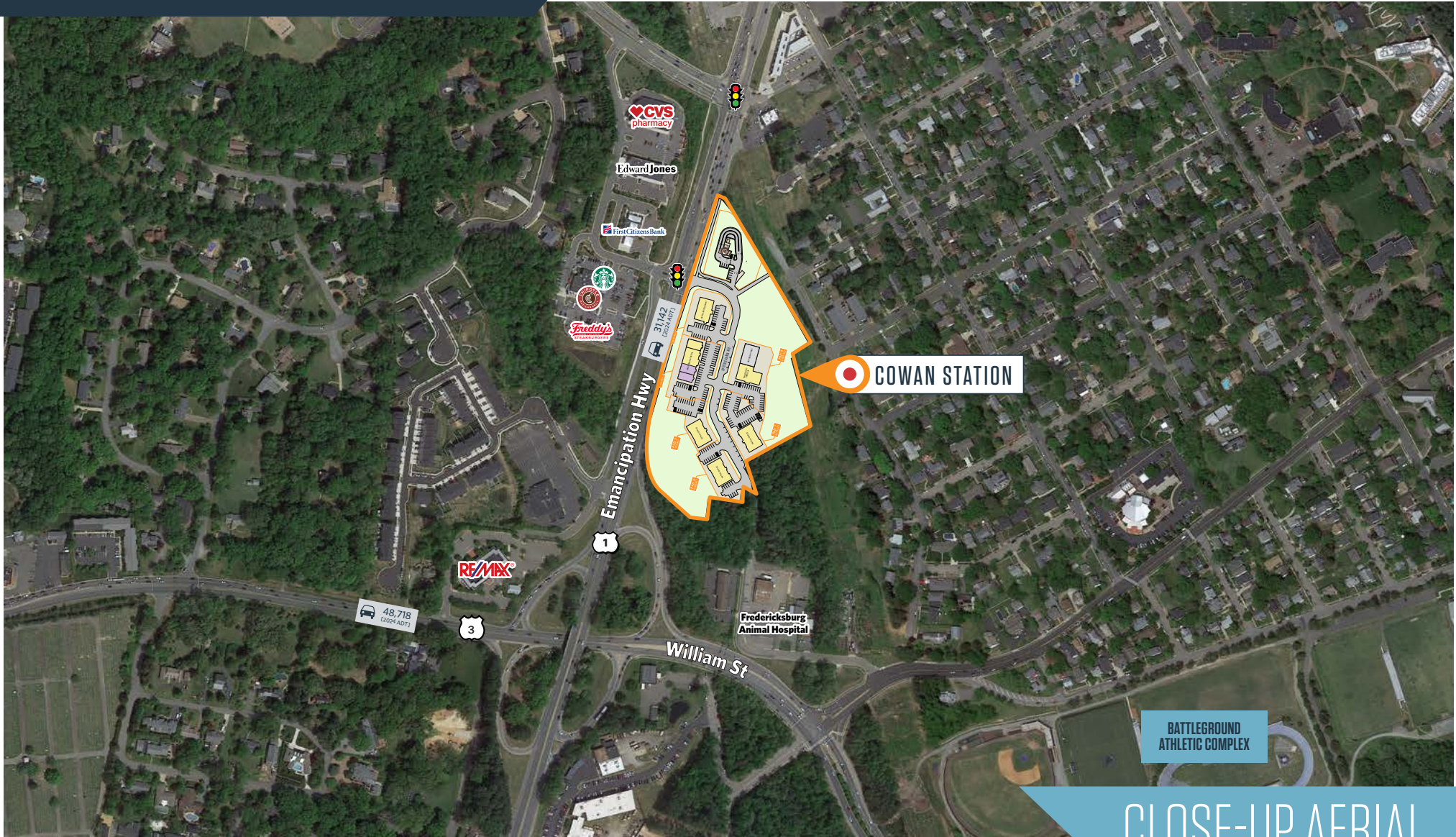
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## MARKET AERIAL

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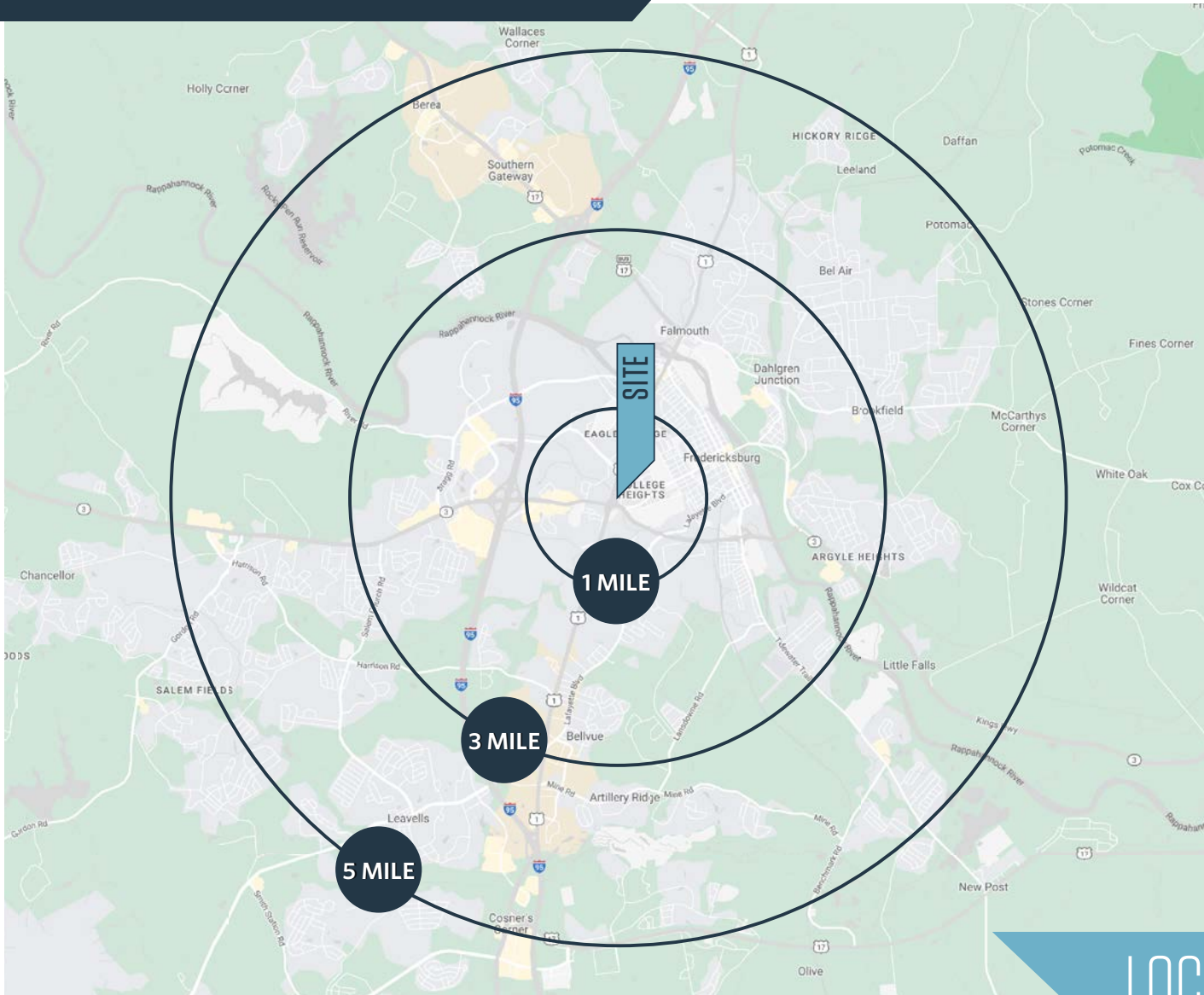
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## DEMOGRAPHICS | 2025:

1-MILE	3-MILE	5-MILE
Population		
11,601	58,861	126,489
Daytime Population		
11,315	49,204	77,008
Households		
4,528	22,612	47,900
Average HH Income		
\$113,939	\$129,263	\$133,373

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2024:

Emancipation Hwy (Route 1)	31,142 ADT
William Street (Route 3)	48,718 ADT

## LOCATION & DEMOGRAPHICS

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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