

8601 Patriot

COMMERCIAL

PATRIOT HWY & MASSAPONAX CHURCH
FREDERICKSBURG, VA, 22407

5.33 acres ready to build fronting on US-1 Patriot next to Sheetz at a busy intersection in a high-growth area with excellent visibility. Concept plan for a by-right 2+ acre car lot ready to submit. C3 zoning allows for a variety of uses.

FEATURES

- 136 ± feet Direct frontage US 1 / Patriot Hwy minutes from I-95 44,000+ ADT
- 672 ± feet Direct Frontage on Massaponnax Church Rd
- Utilities and Storm Water Management on site
- C3 CHighway Commercial for a wide variety of "by right" uses in Highway Corridor District
- Next to Busy Sheetz Gas Sation
- In Spotsylvania Virginia Technology Zone,.
- New Market Tax Credit Zone
- Dedicated Bus stop, sidewalks, and entrances



C-3 ZONING



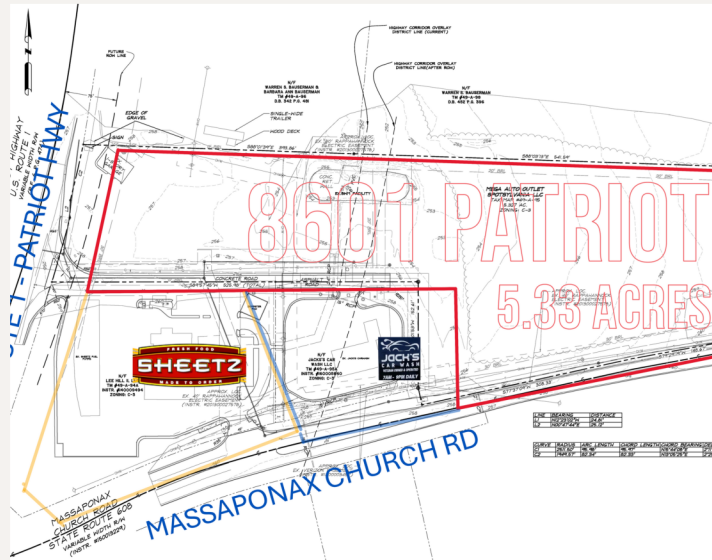
UTILITES ON SITE



CONCEPT PLAN



FRONTS HIGHWAY



Meekins & Associates, Inc. Realtors
Residential - Commercial - Land



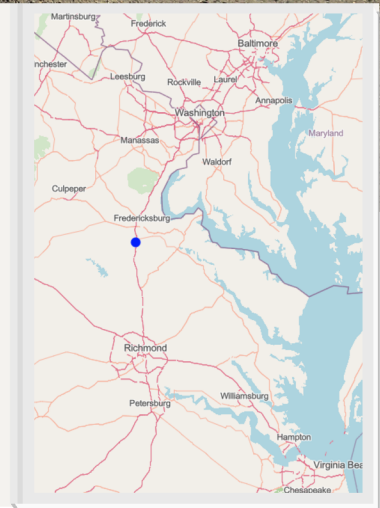
Corey Creswell

MEEKINS & ASSOCIATES, AGENT



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GREATER FREDERICKSBURG

- Centered less than 50 miles from both Washington D.C and Richmond, VA
- Excellent access to 60% of the nation's population and global markets
- Continuously tops charts of fastest growing markets, State & National
- Central to military installations at Quantico, Dahlgren, and Fort Walker.
- Federal Gov + Contracting industries served by local retail and trade.
- The Greater Fredericksburg Area population is closing in on 400,000.

SPOTSYLVANIA

Spotsylvania County, VA employs 68.9k

The largest industries:

Retail Trade (9,361 people)

Public Administration (8,643 people)

Highest Paid industries:

Public Administration (\$101,104),

Professional, Science & Tech (\$93,136)

Corporate Management (\$90,625).