



60 +/- AC UNDER CONTRACT

FOR LEASE

SIGNED COMING SOON



Mudd Tavern Road (SR 606) 15,000 CARS DAILY



Denotes available sites

FOR SALE/LEASE

THORNBURG EXIT 118 PAD SITES

0 Mudd Tavern Rd Fredericksburg, VA 22408

- Three retail pad sites available immediately off I-95 Exit 118B
- Commercial Zoning (C-3) allows drive thru uses by right
- Major Road Improvements to be Complete by Q1 2025

Jonathan Gardner
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FOR LEASE

THORNBURG EXIT 118 PAD SITES

0 Mudd Tavern Rd Fredericksburg, VA 22408



PROPERTY DESCRIPTION

Available for ground lease, pre-lease, or sale are multiple pad sites located immediately off exit 118 to Thornburg in southern Spotsylvania VA. With new traffic pattern construction underway, Thornburg Commerce Park's prominent position off the exit and fronting along Mudd Tavern Road, allows users to capture traffic from all cardinal directions. Unimpeded access coupled with portions of the property enjoying frontage along I-95, Thornburg presents an opportunity to capitalize on the pending Kalahari Resort regional convention center and family fun water park, and the Dominion Raceway. Uses sought are traditional retail and food use, with hospitality and grocery too.

PROPERTY HIGHLIGHTS

- Retail pad sites available immediately off I-95 Exit 118B
- Hospitality and Grocery Pads also available
- 103,000 ADT on I-95 at Exit 118 (Thornburg)
- Located on pending Traffic Circle along Mudd Tavern Rd, allowing universal access from all directions
- Immediately neighbors Kalahari Resort project on back side of property (coming '24-25)
- Shadowed in the east by Dominion Raceway, host to NASCAR events

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1+ Acres
Lot Size:	99 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	123	2,789	33,879
Total Population	326	7,636	90,820
Average HH Income	\$65,365	\$99,171	\$97,396

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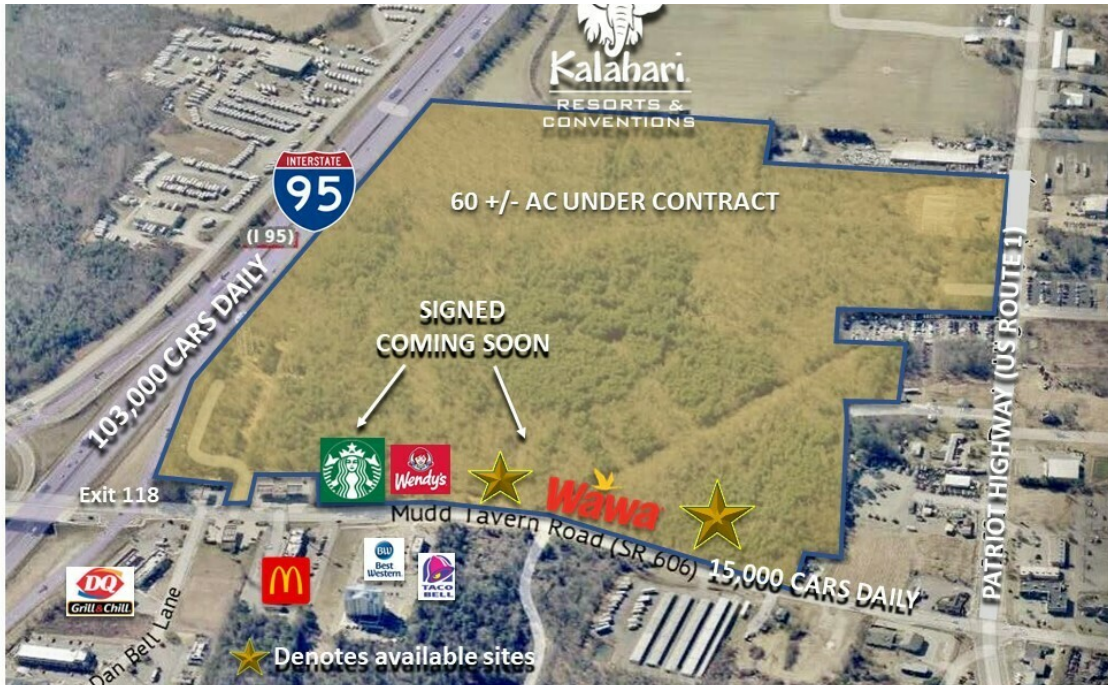
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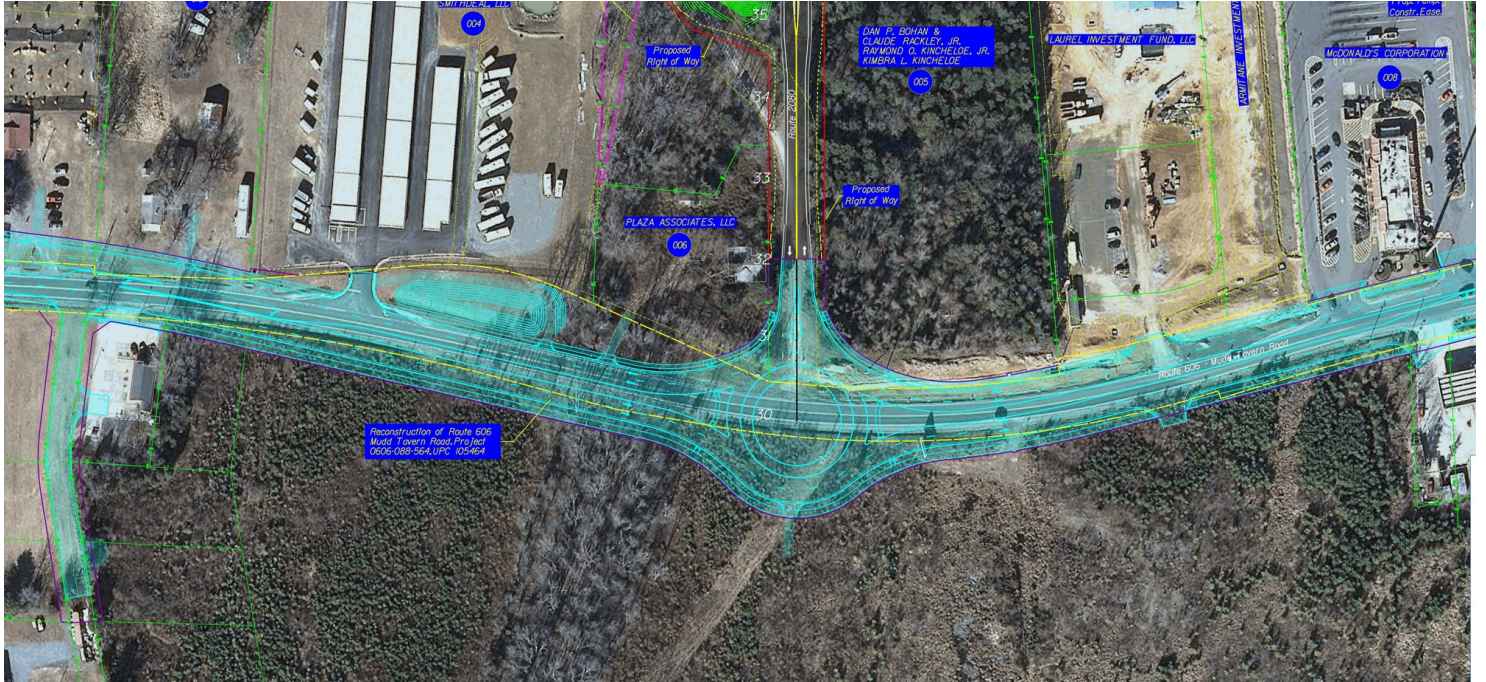
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LOCATION DESCRIPTION

Located between US Route 1 (Patriot Hwy) and I-95 exits 118A and B for Thornburg, Virginia, Thornburg Commerce Park is a 100 +/- acre tract, with roughly 40 acres remaining that offers the ideal combination of I-95 frontage, Route 1 frontage, and frontage along Mudd Tavern Road, with universal accessibility. Mudd Tavern Road, Route 606, collects all four off ramps at the exit, and will be home to a new traffic circle, with 2023 construction underway. All pad sites fronting along Route 606 will abut the traffic circle, creating right-hand entry from all directions. These improvements will also place a median along the corridor, limiting access to other parcels. This location makes the site prime for both residential and commuter/travel traffic off the exit ramp.

Additionally, plans have been solidified for the 135-acre Kalahari Resort, with rezoning completed, and a performance agreement agreed upon with the county. Plans for the Wisconsin-based Kalahari resort call for more than 1.38 million square feet of commercial space. The company plans to build a 260,000 plus square-foot indoor water park and entertainment center, a 10-acre outdoor water park, a 900-room hotel and a 150,000 plus square-foot convention center. All of this will be accessible from Patriot Hwy, and directly neighbors Thornburg Commerce Park.

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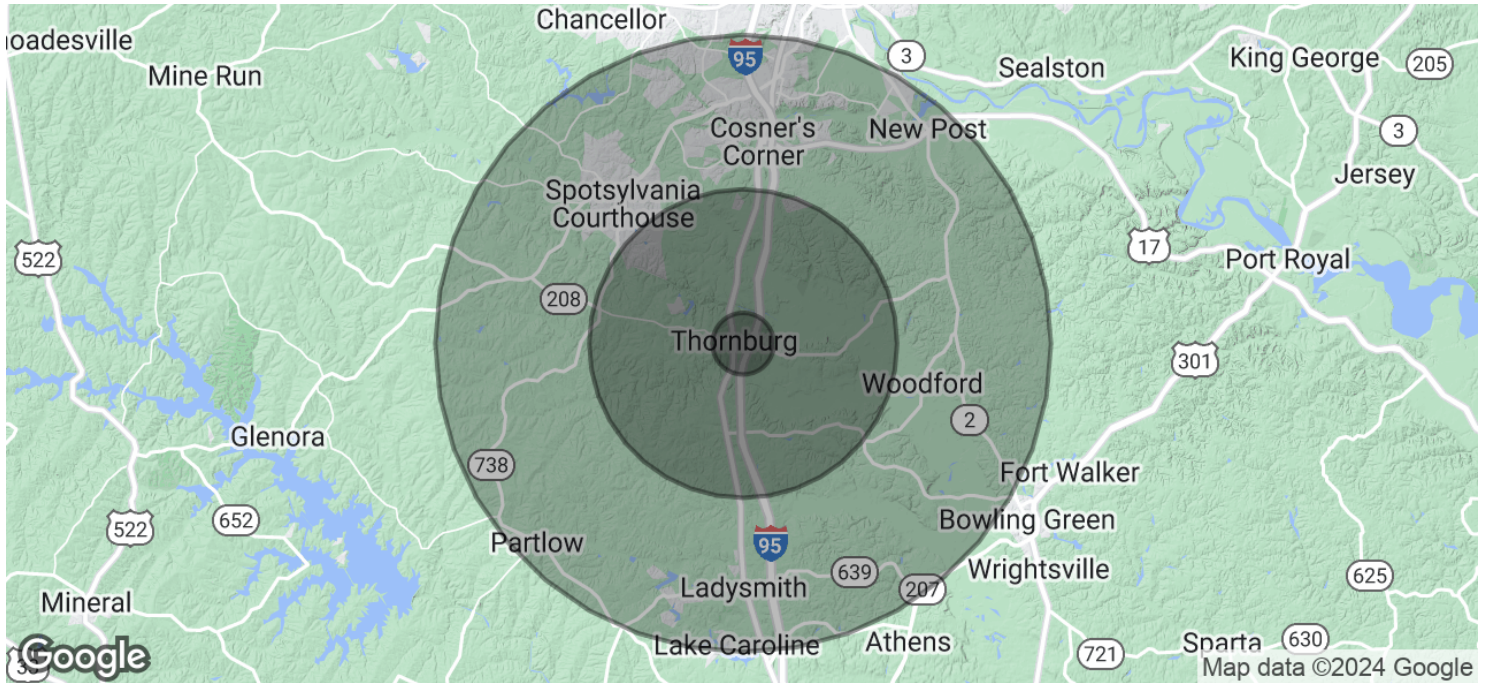
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	326	7,636	90,820
Average Age	33.2	38.0	38.0
Average Age (Male)	33.2	38.5	37.5
Average Age (Female)	33.6	40.5	39.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	123	2,789	33,879
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$65,365	\$99,171	\$97,396
Average House Value	\$250,006	\$317,062	\$278,621

2020 American Community Survey (ACS)

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