

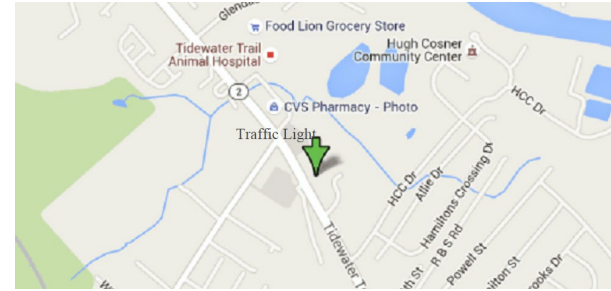
TIDEWATER MARKET

10721 Tidewater Trail, Fredericksburg, VA 22408

Jarrell Properties

Real Estate Development

FOR LEASE
Medical/Office/Retail



PROPERTY DETAILS

This retail addition will provide 2000-4000 SF of space for commercial lease. Construction to begin Q1 2025. The property is conveniently located on US Route 2 & Route 17. Less than 5 miles from Downtown Fredericksburg, and less than 3 miles from US Route 3 & I-95.

- Parking onsite
- TM#: 25-A-41
- Zoned C-3 (Commercial Highway)
- Strong location near Downtown Fredericksburg
- In a developing area of Spotsylvania County
- Flexible lease terms for qualified lessees

FUTURE ELEVATION



CONTACT

Joshua Grady
jgrady@jarrellinc.com

 Jarrell Properties, Inc.

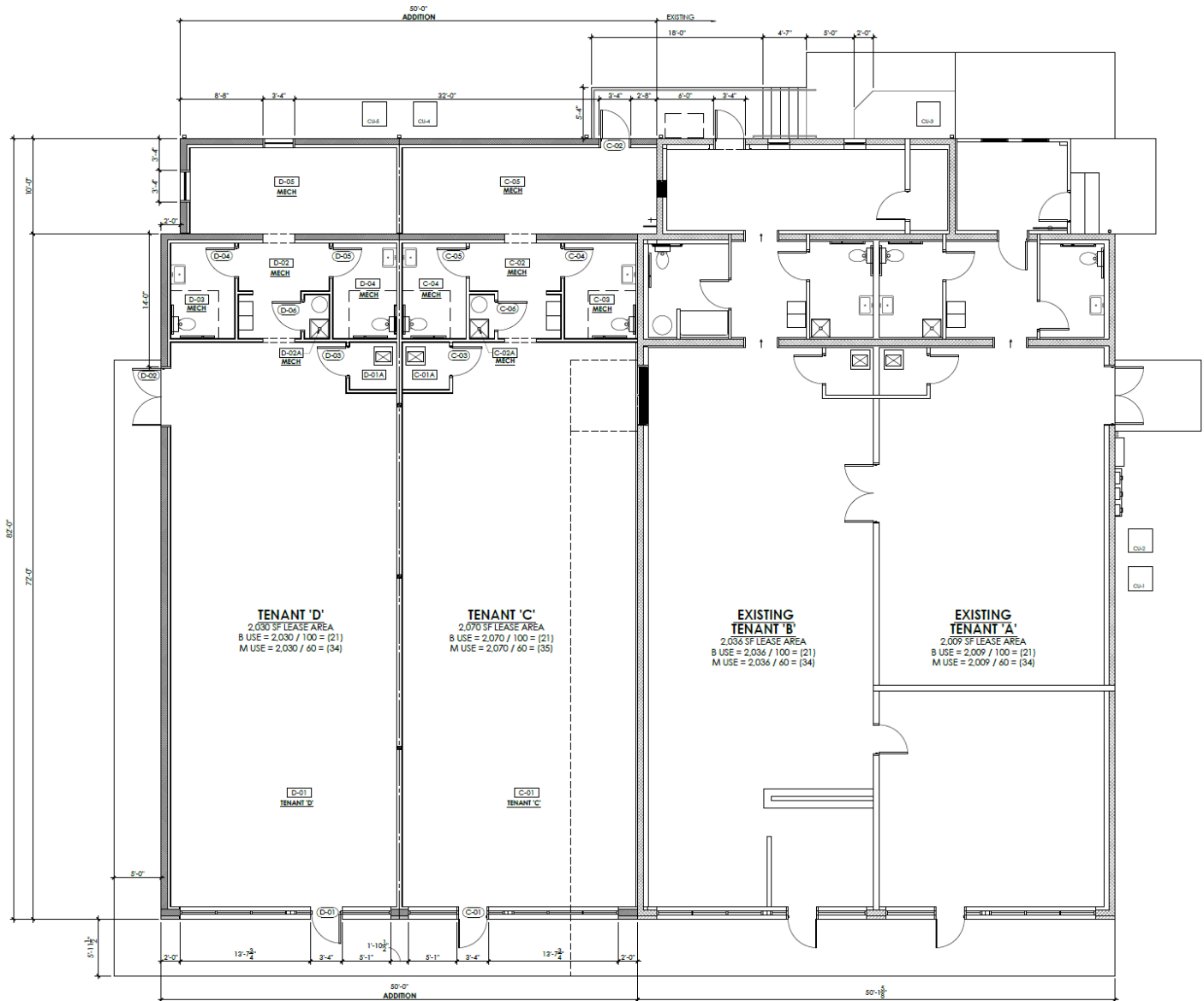
jarrellinc.com | 540.899.3826
1300 Princess Anne St, Fredericksburg, VA 22401

TIDEWATER MARKET

10721 Tidewater Trail, Fredericksburg, VA 22408

Jarrell Properties

Real Estate Development



FLOOR PLAN
SCALE: 1/4" = 1'-0"



CONTACT

Joshua Grady
jgrady@jarrellinc.com



Jarrell Properties, Inc.

jarrellinc.com | 540.899.3826

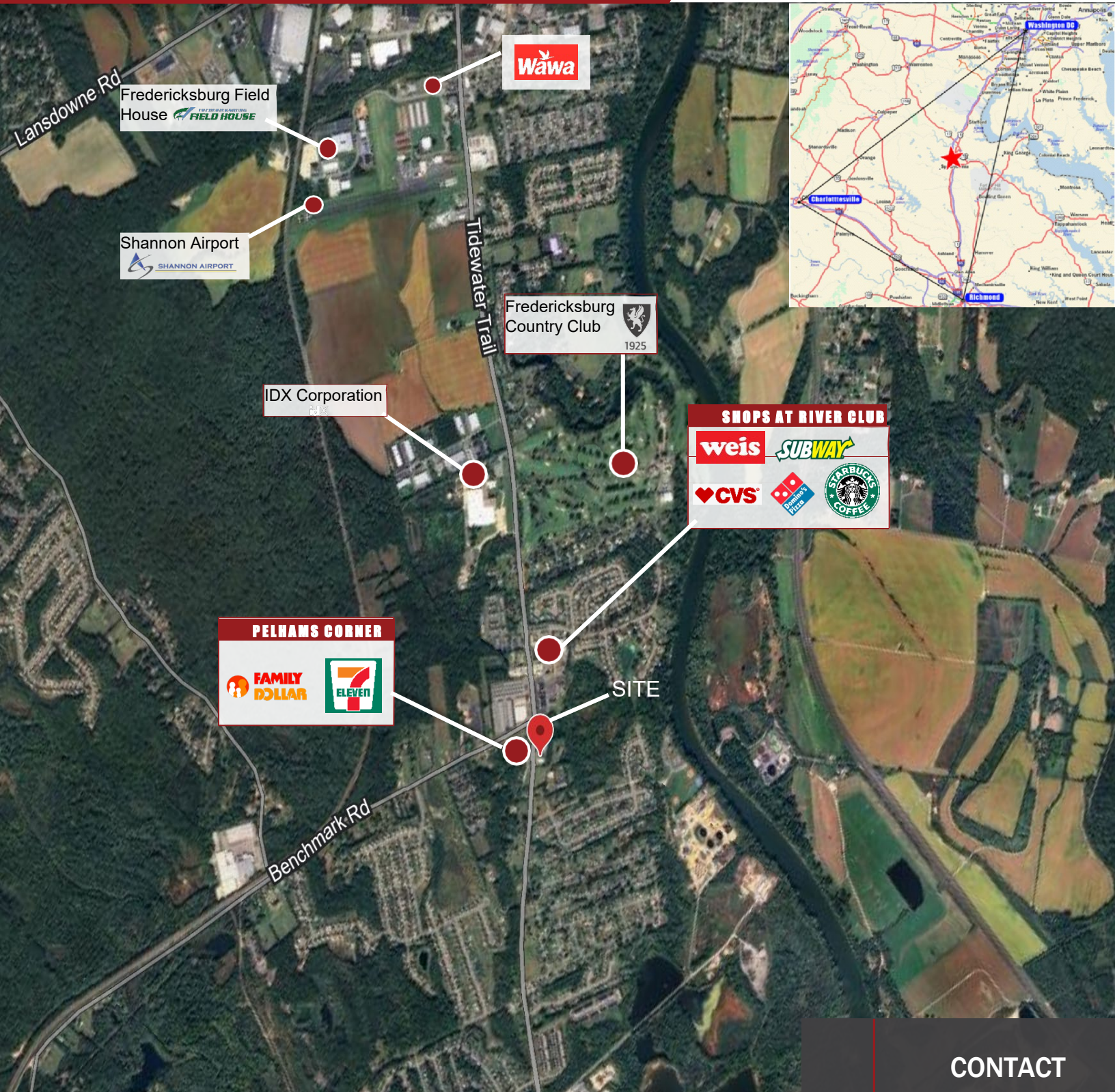
1300 Princess Anne St, Fredericksburg, VA 22401

TIDEWATER MARKET

10721 Tidewater Trail, Fredericksburg, VA 22408

Jarrell Properties

Real Estate Development



CONTACT

Joshua Grady
jgrady@jarrellinc.com



Jarrell Properties, Inc.

jarrellinc.com | 540.899.3826

1300 Princess Anne St, Fredericksburg, VA 22401