

LEASE .45 ACRE COMMERCIAL PAD SITE IN SPOTSYLVANIA COUNTY

Harrison Road Fredericksburg, VA 22407



PROPERTY DESCRIPTION

.45 acre Commercial Parcel available for Ground Lease

PROPERTY HIGHLIGHTS

- .45 acre parcel available for Ground Lease in Spotsylvania County
- Across from brand new 7-Eleven
- Located at the intersection of Salem Church Road (13,287 ADT) and Harrison Road (10,513 ADT)
- Close to thousands of homes, plus an Elementary, Middle, and High School
- Less than one mile from Plank Road/Route 3 (53,000 + ADT)
- Great Visibility
- Zoning is C-1 which can accommodate many retail and office uses

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	0.45 Acres
Lot Size:	0.45 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,182	18,002	36,781
Total Population	6,254	51,058	104,847
Average HH Income	\$76,156	\$82,334	\$81,738

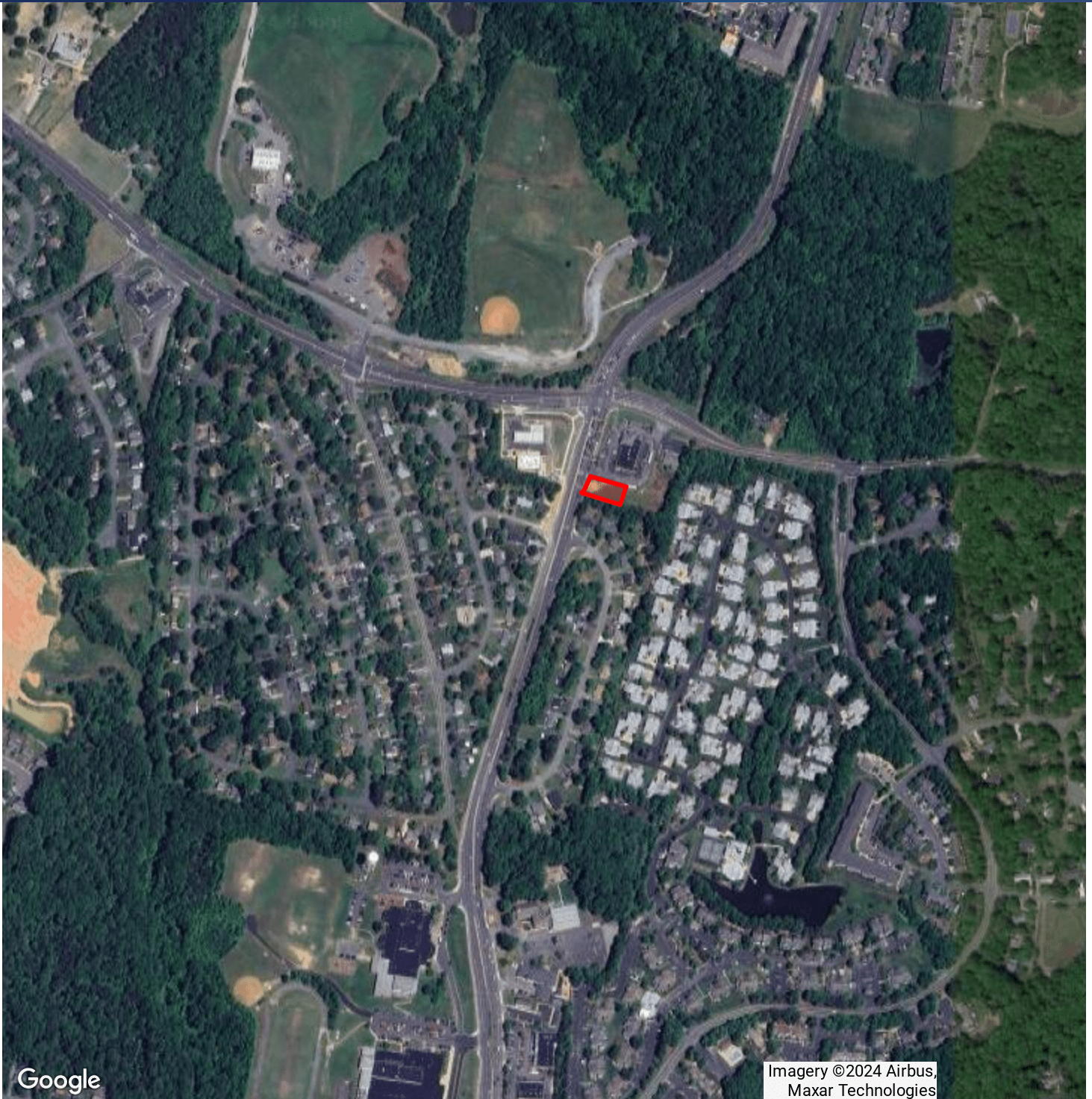
Donny Self, CCIM
540 842 6202



**COLDWELL BANKER
COMMERCIAL**
ELITE

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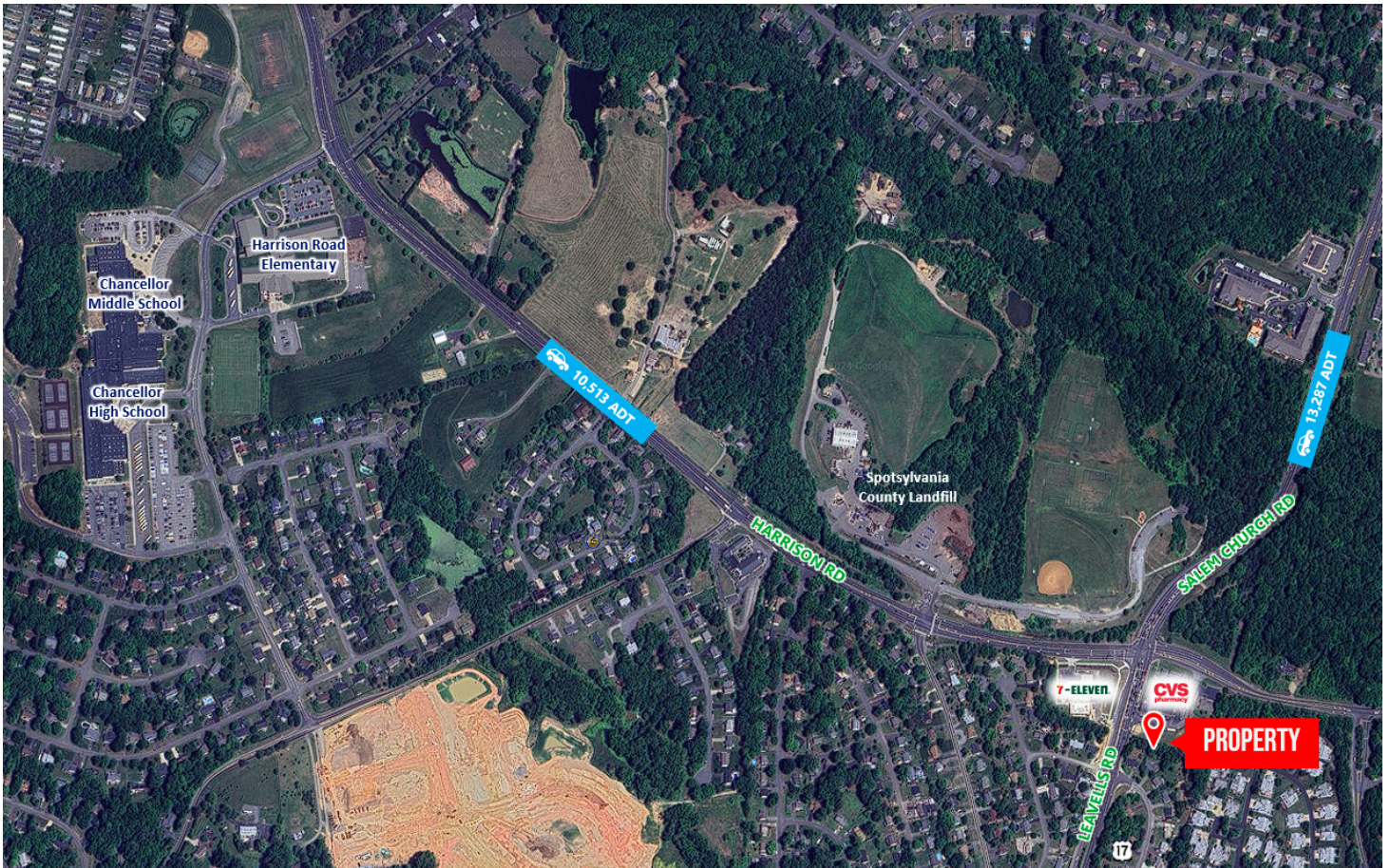
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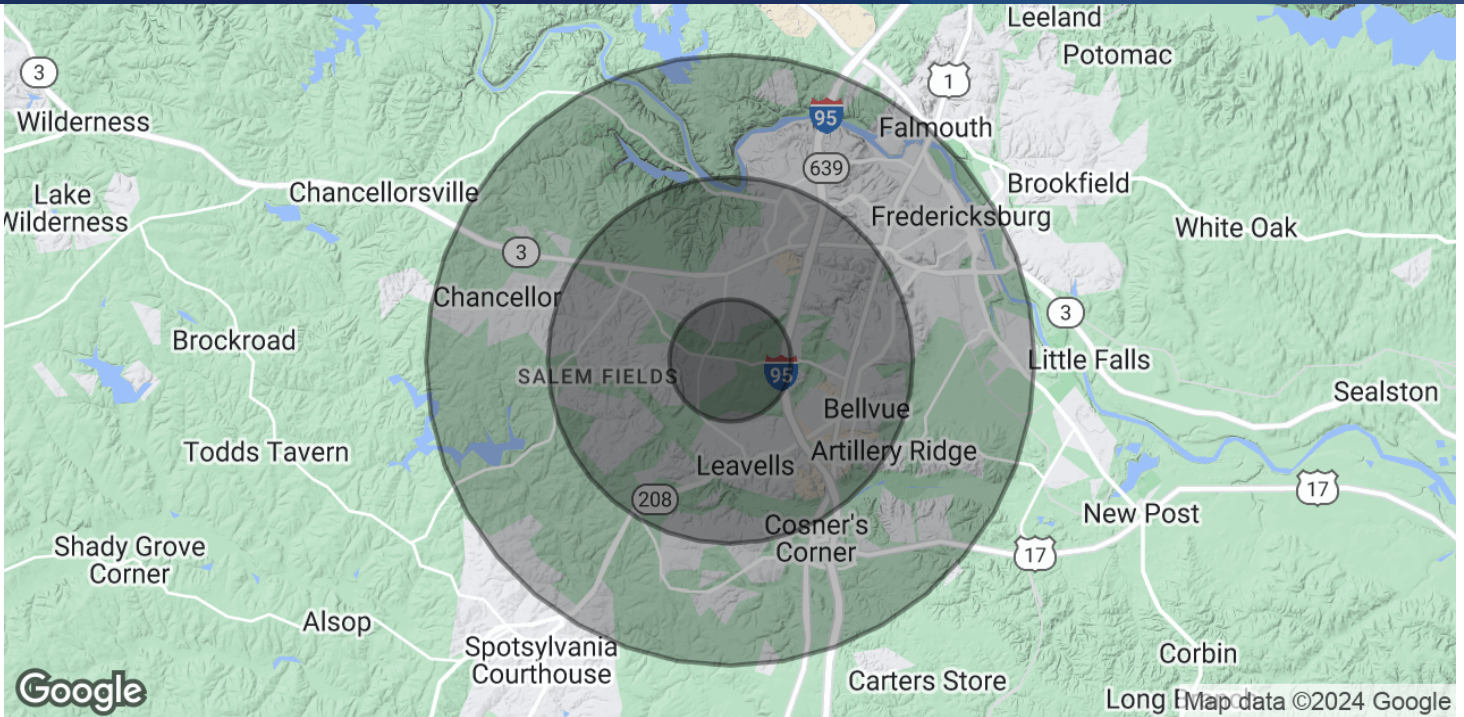
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,254	51,058	104,847
Average Age	40	35.1	34.2
Average Age (Male)	36.1	32.6	32.5
Average Age (Female)	42	37	35.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,182	18,002	36,781
# of Persons per HH	2.9	2.8	2.9
Average HH Income	\$76,156	\$82,334	\$81,738
Average House Value	\$277,553	\$305,241	\$324,533

2020 American Community Survey (ACS)

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