



**FOR LEASE**

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**FREE-STANDING BLDG W/ DRIVE THRU**  
**AT LIGHTED CORNER I**

10430 Courthouse Road Spotsylvania, VA 22553

**PROPERTY HIGHLIGHTS**

- High Traffic Count (42,410 VPD)
- Corner Property with Drive-thru
- Lighted Intersection
- Going Home Side
- Flexible Zoning Allows Restaurants, Offices, Medical and More

**Jonathan Gardner**  
Principal Broker  
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### PROPERTY DESCRIPTION

Available for triple net lease, a 2,836 square foot free-standing building with two lane drive thru. Former bank building, still contains vault and bank layout, with no financial institution restrictions. Located on the corner of Courthouse Road and Leavells Road in Spotsylvania, the property offers an opportunity to capture traffic from all directions. The property is zoned Commercial (C-2), presenting a myriad of uses that can take advantage. Site neighbors pending Chipotle Mexican Grill at 10424 Courthouse Rd, set for delivery 2024.

### LOCATION DESCRIPTION

Free-standing all-brick building on the corner of the busy traffic-lighted intersection of Courthouse Road and Leavells Road in Spotsylvania VA. With traffic counts over 42,000 cars daily, the property sustains prominent visibility flanked by McDonald's, Burger King and Taco Bell, and anchored in the west by Giant Food. One of the more frequented neighborhood retail developments in the county, called Hilltop, the surrounding grocery, retail, food and service options provide for more than one dozen residential neighborhoods and their morning and evening commuters.

### OFFERING SUMMARY

Lease Rate:	Negotiable (NNN)
Available SF:	2,836 SF
Lot Size:	0.7 Acres
Building Size:	2,836 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,357	16,718	33,232
Total Population	6,268	47,324	94,222
Average HH Income	\$84,149	\$83,875	\$83,186

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VAKOS REAL ESTATE SERVICES

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Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Commonwealth of Virginia, Maxar Technologies, USDA/FPAC/GEO

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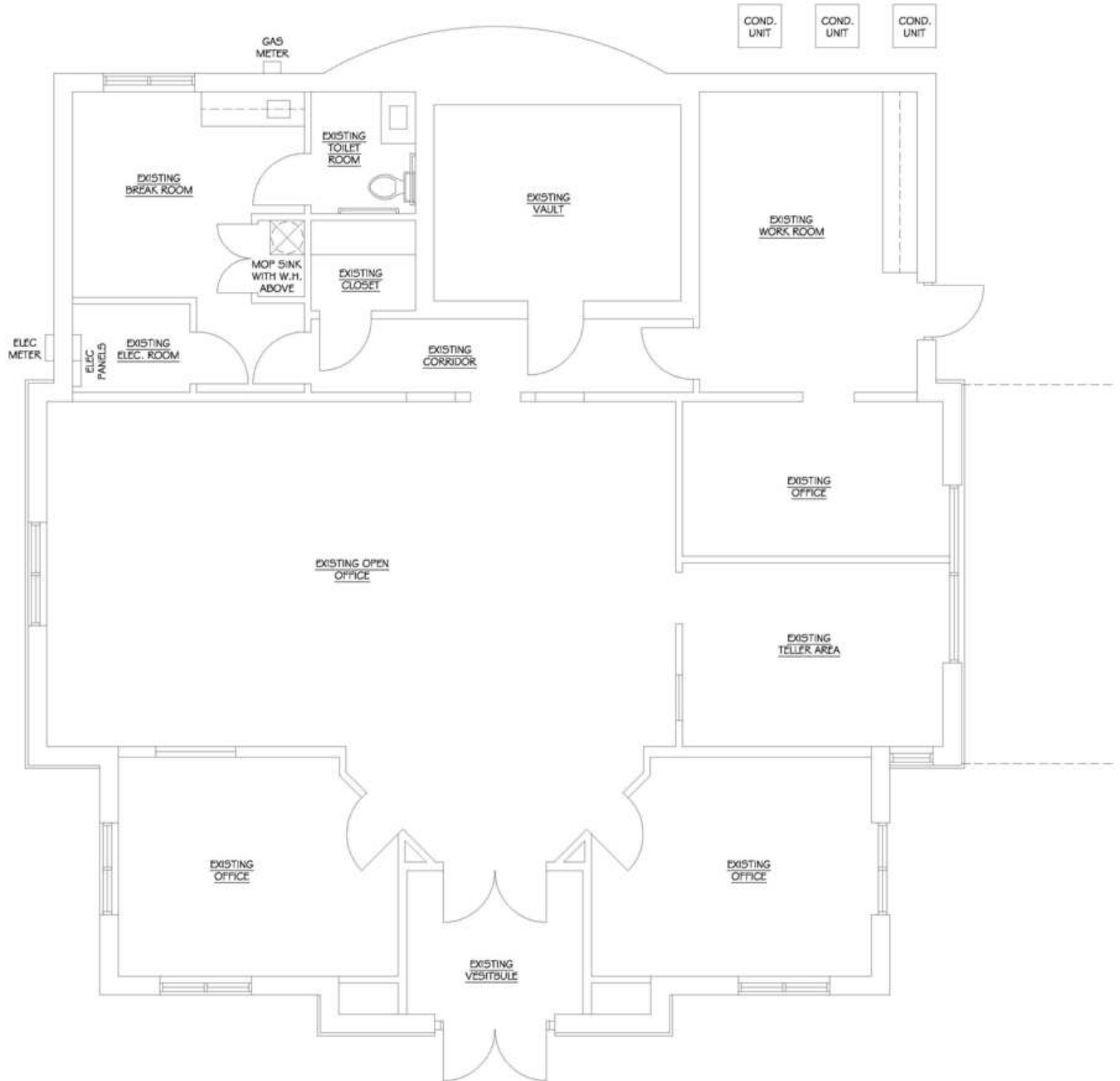
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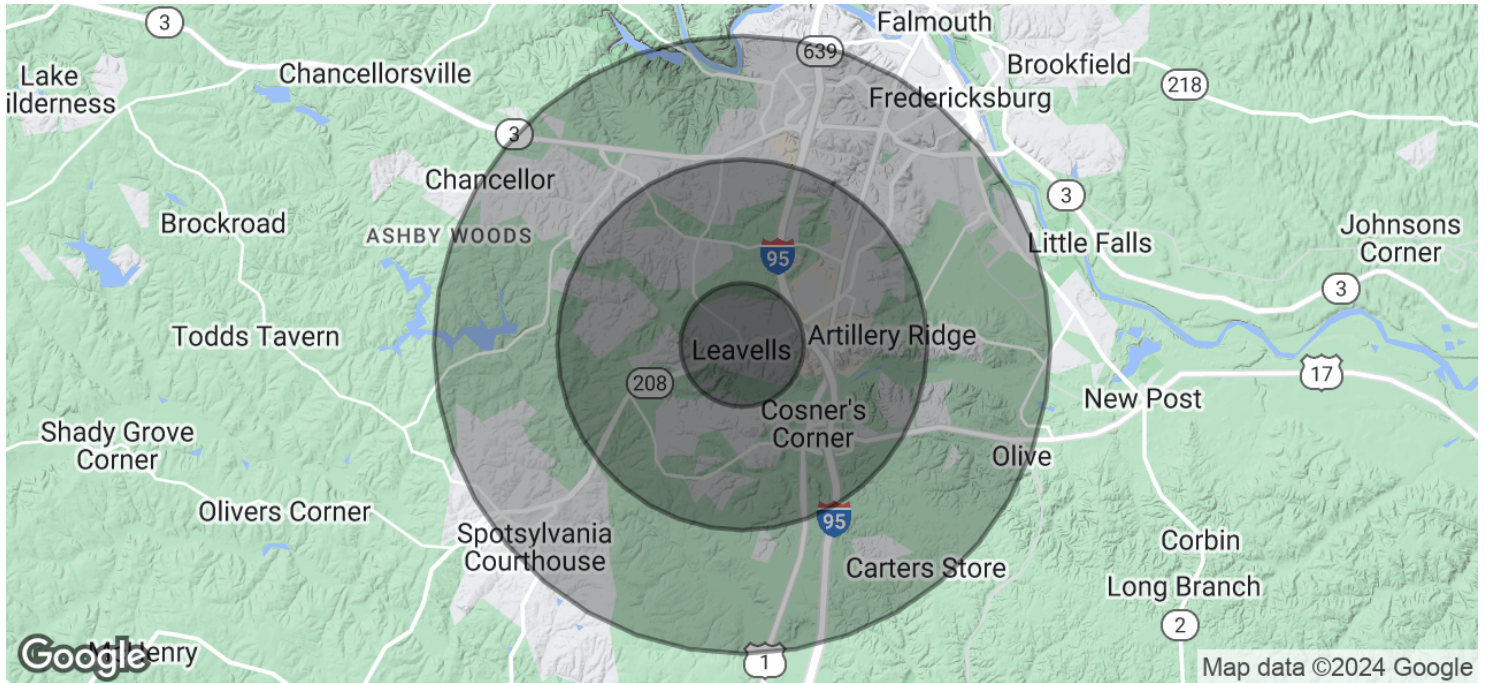
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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,268	47,324	94,222
Average Age	34.5	35.4	34.5
Average Age (Male)	33.7	33.4	32.6
Average Age (Female)	36.3	37.3	36.1

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,357	16,718	33,232
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$84,149	\$83,875	\$83,186
Average House Value	\$304,404	\$316,152	\$316,539

\* Demographic data derived from 2020 ACS - US Census

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## FREE-STANDING BLDG W/ DRIVE THRU AT LIGHTED CORNER I

10430 Courthouse Road Spotsylvania, VA 22553



### JONATHAN GARDNER

jgardner@vakosre.com

Direct: 540.898.3242 x1024

### PROFESSIONAL BACKGROUND

Following graduation from the University of Virginia with a bachelor's degree in English Language and Letters in 2011, Jonathan began his real estate career in April 2012 with another commercial developer.

Soon thereafter, Coldwell Banker Elite acquired that firm and thus from January 2013 until 2021, Jonathan has specialized in retail and industrial transactions as a commercial realtor for under what became Coldwell Banker Elite.

Born in Virginia and raised in Spotsylvania, VA, Jonathan is a fifth-generation Spotsylvania and Fredericksburg local. He has an acute, organic, and very historical acumen for the Fredericksburg area as a whole, watching it develop and grow during childhood from a rural area situated along I-95 to a constantly changing, bustling suburban companion to the Richmond and Washington DC metro areas now.

Whether leasing or selling shopping center or large warehouses, down to even small offices and everything in between, Jonathan has an innate and comfortable feel for properties and how they will best service his clients always focusing on the client first with attention to customer service. These qualities continue to bolster Jonathan in his current, similar role with Vakos Real Estate Services.

Uses Instagram and other social media to increase platform and appeal to a larger audience. See @fxbgcommercialrealty on Instagram for more.

### EDUCATION

University of Virginia, Bachelor of Arts Degree- English Language & Letters (2011)

Germanna Community College, Associate of Arts Degree- Liberal Arts Studies (2009)

#### Vakos Real Estate Services

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### Jonathan Gardner

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