

BREEZEWOOD FALLS

Pad Site for Sale or Lease on Rt. 208

10704 Courthouse Rd, Fredericksburg, VA 22407



PROPERTY HIGHLIGHTS

- 3.94 Acre Development with Pad Sites for Sale or Lease
- Zoned C2 (Spotsylvania County)
- Located on Route 208/Courthouse Road (44,000 ADT) with over 600' of Frontage and direct access
- Convenient location within minutes from Spotsylvania Regional Medical Center, Interstate 95 and large employment hubs
- Major residential growth underway in surrounding area with over 5,600 units approved or under construction

DEMOGRAPHICS

	3 MILE	5 MILES	10 MILES
Population	41,211* 44,175**	95,680* 102,863**	183,189* 198,839**
Households	14,525* 15,503**	34,009* 36,606**	64,327* 69,856**
Average HH Income	\$97,106* \$104,983**	\$89,646* \$95,866**	\$93,013* \$99,518**

*2016 Estimate
**2021 Projection

FOR MORE DETAILS CONTACT:

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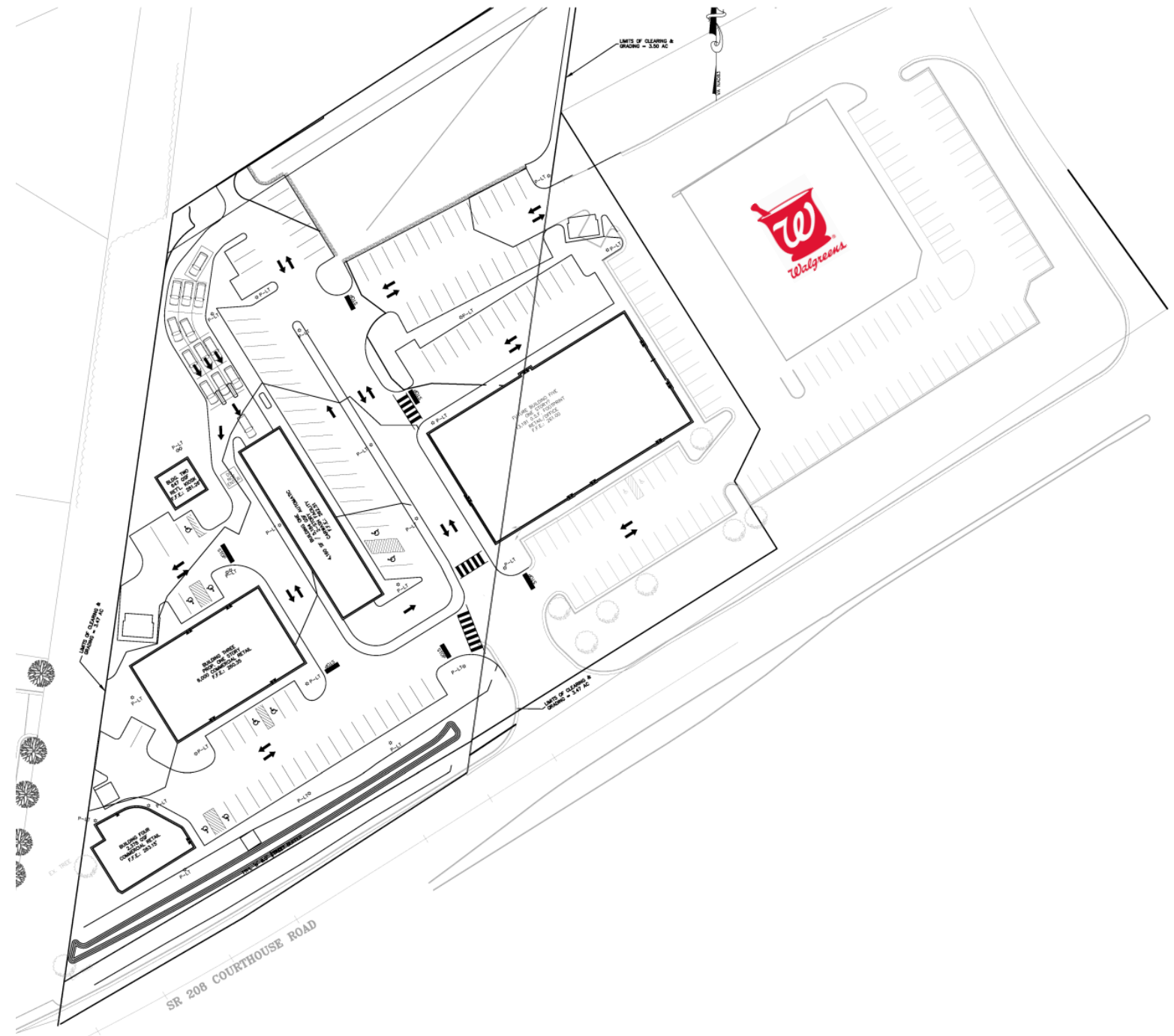
1201 Central Park Boulevard
Fredericksburg, VA 22401



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Site Plan

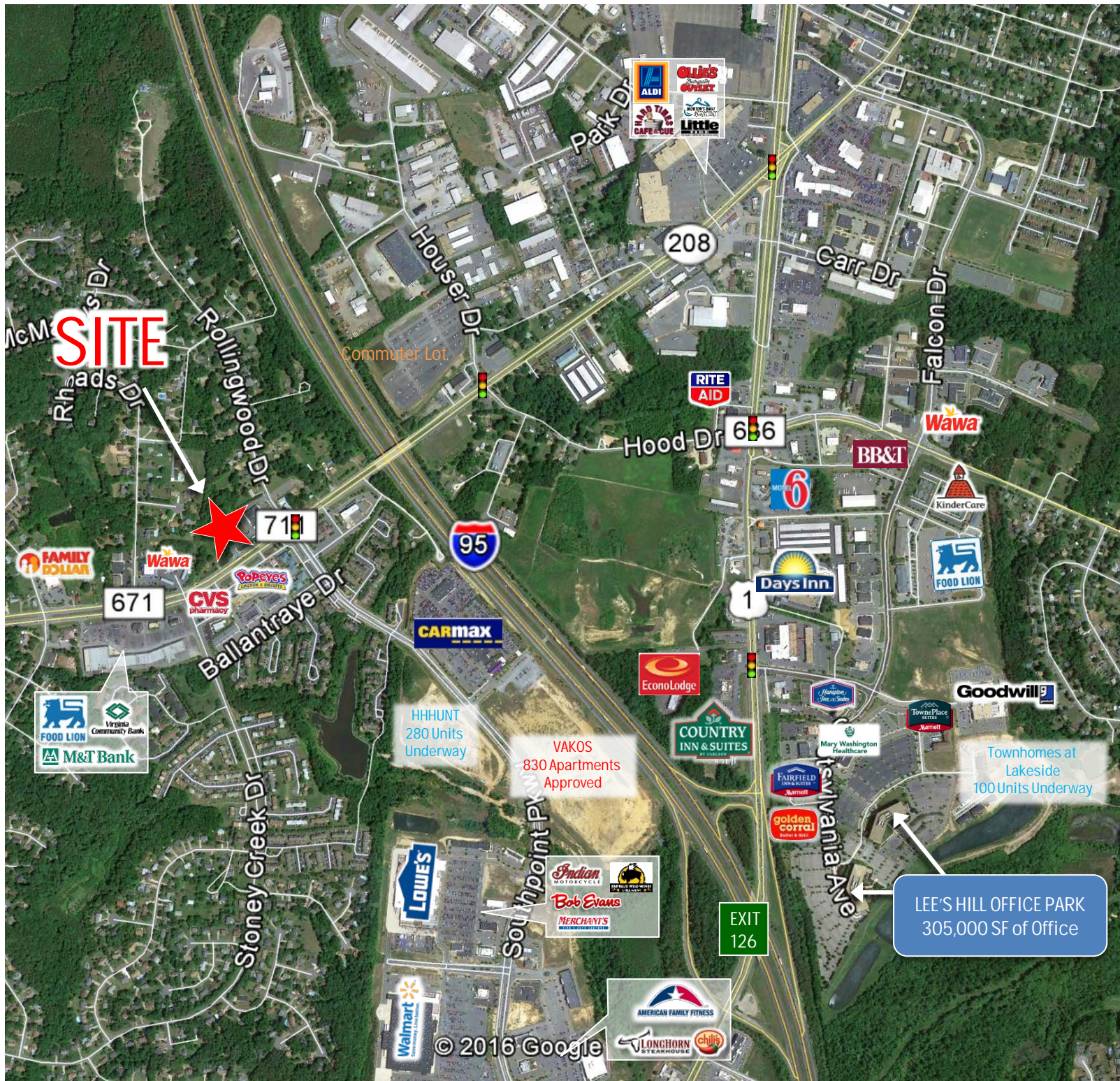
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Aerial Exhibit/Tenant Map

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Aerial Proximity Map w/ New Housing

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