

FOR SALE

TIDEWATER TRAIL PAD SITE

10421

Tidewater Trl.

FREDERICKSBURG, VA 22407

TIDEWATER TRAIL

GERBER DR

SPECIFICATIONS

Lot Size:	3.07 AC
Price:	\$995,000
Zoning:	C-2
Fronatge:	580' On Route 2

SITE PLAN APPROVED

PROPERTY OVERVIEW



Johnson Realty Advisors presents this highly visible 3.07-acre commercial pad site located along Tidewater Trail in Fredericksburg, offering strong exposure and excellent regional connectivity. The property is zoned C-2 and comes with an approved site plan for 24,000 SF of flexible commercial or light industrial space, providing a turn-key development opportunity. With 580 feet of frontage on a high-traffic corridor and convenient access to Routes 17, 3, and I-95, this site is ideal for businesses seeking both visibility and accessibility in a growing market.

3.07-acre pad site with flexible C-2 commercial zoning for diverse uses

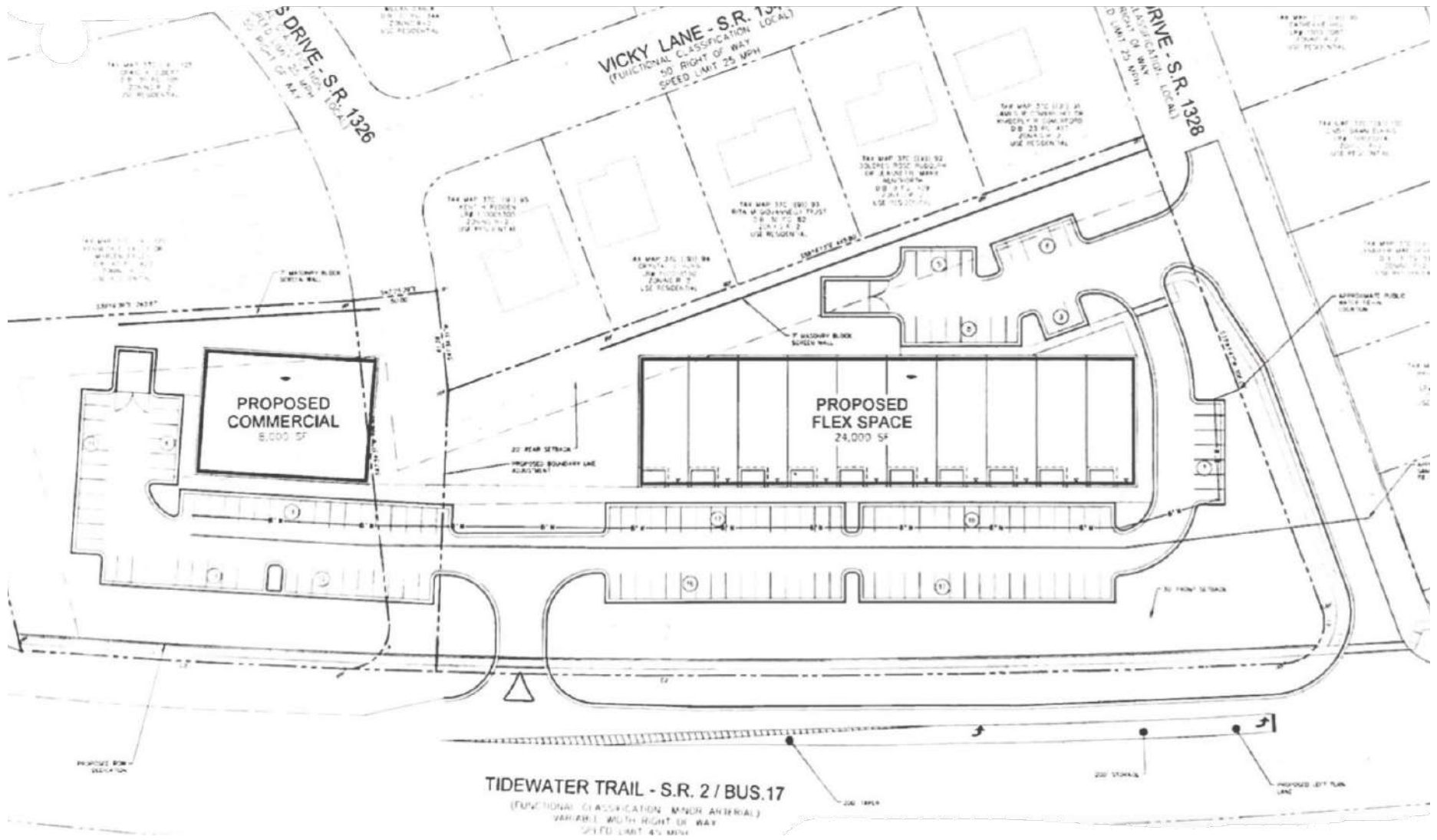
580 feet of high-visibility frontage along Tidewater Trail

Approved site plan for 24,000 SF of commercial industrial space

Located along a high-traffic corridor with 11,000 VPD

Excellent regional access via Rt. 17, Rt. 3, and nearby I-95

APPROVED SITE PLAN



LOT LINES

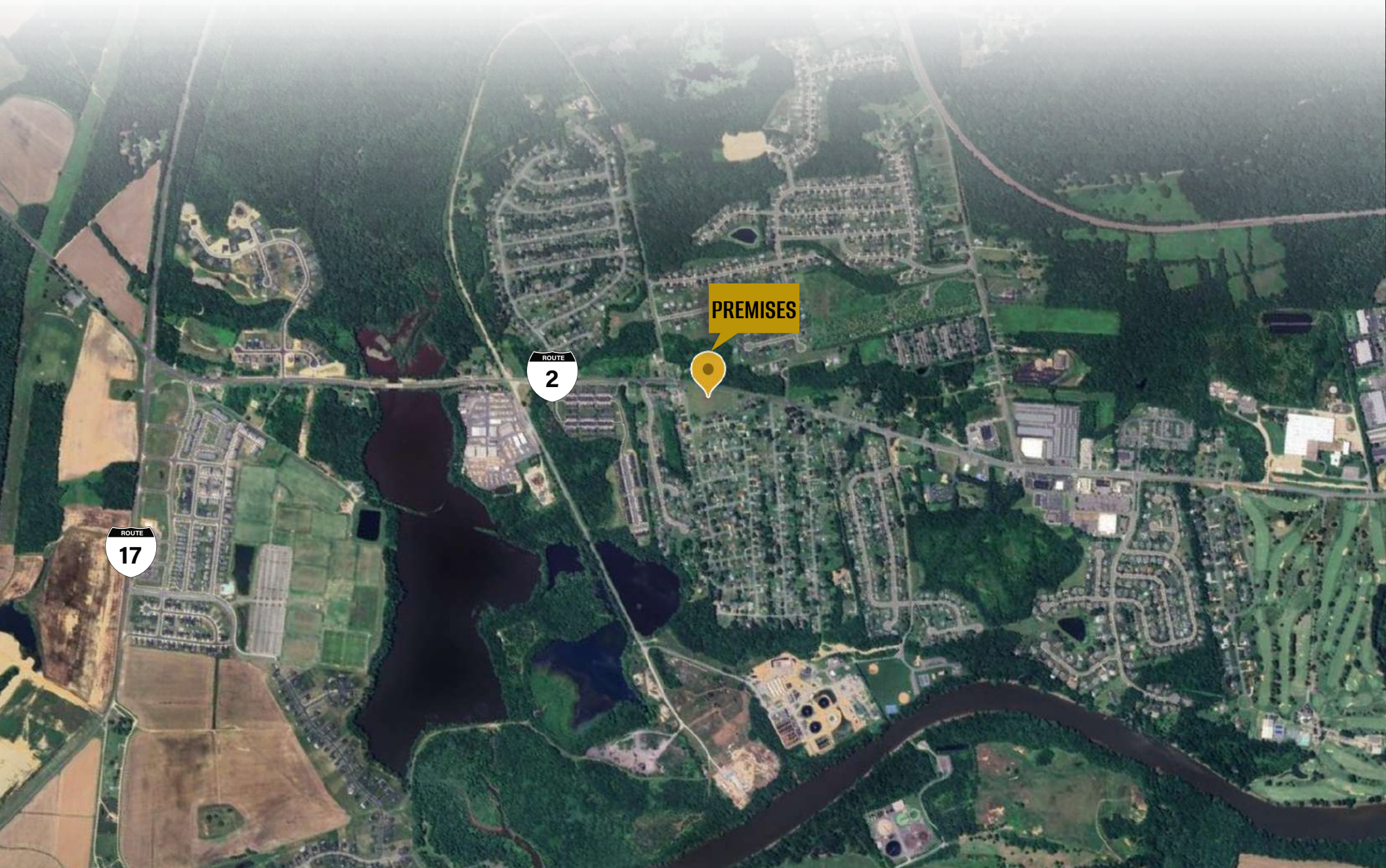


TIDEWATER TRAIL

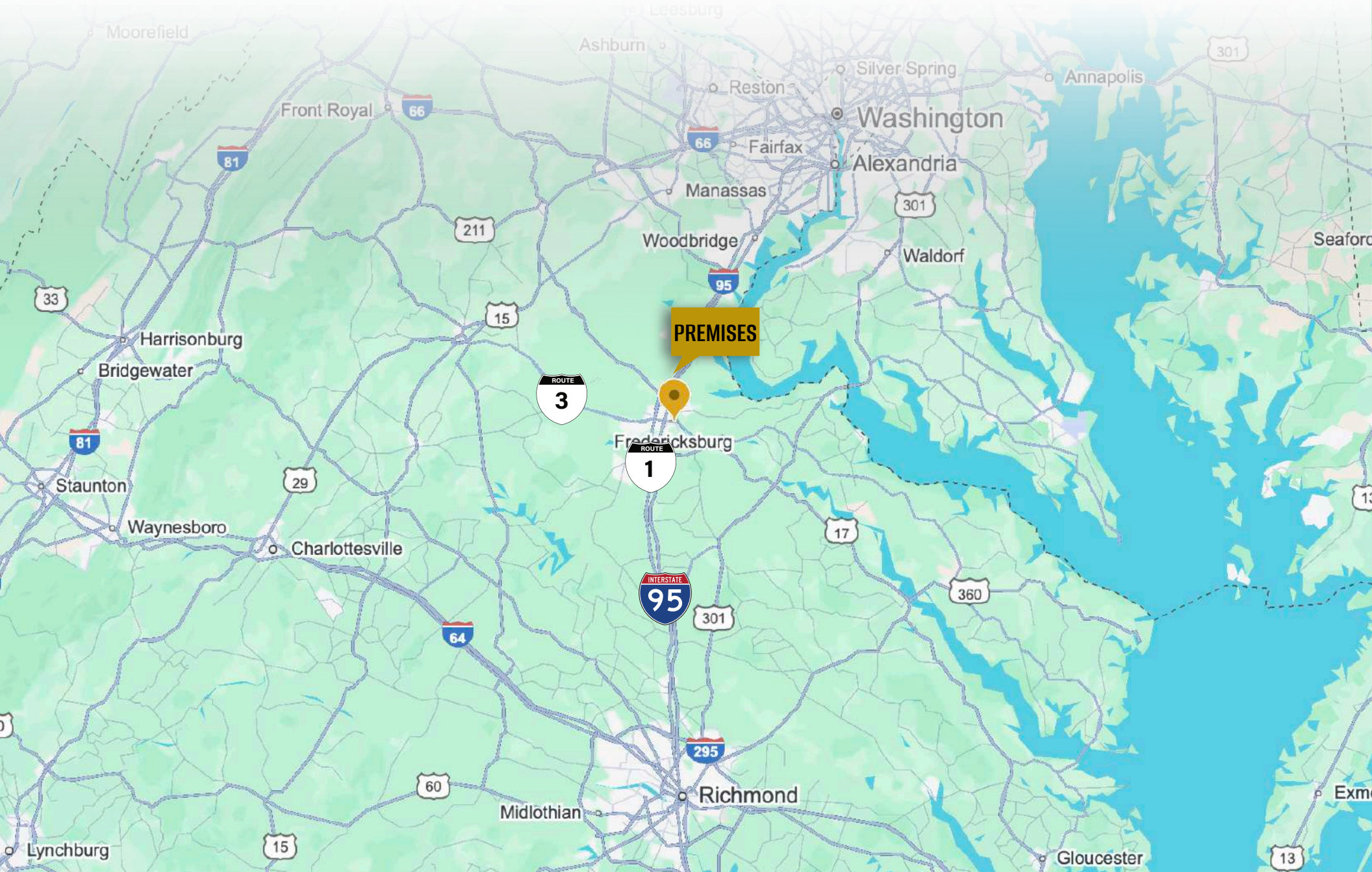
PREMISES

GERBER DR

LOCAL VIEW



REGIONAL VIEW



DEMOGRAPHIC/INCOME REPORT



INCOME	2 mile	5 mile	10 mile
Avg Household Income	\$123,764	\$121,410	\$116,641
Median Household Income	\$101,546	\$101,506	\$96,276
< \$25,000	210	2,085	7,089
\$25,000 - 50,000	223	1,751	7,964
\$50,000 - 75,000	380	3,302	12,098
\$75,000 - 100,000	300	2,131	7,684
\$100,000 - 125,000	388	2,764	9,382
\$125,000 - 150,000	167	1,692	5,692
\$150,000 - 200,000	245	2,453	8,986
\$200,000+	361	2,693	8,486

POPULATION	2 mile	5 mile	10 mile
2020 Population	5,972	13,733	175,109
2024 Population	6,674	14,819	185,774
2029 Population Projection	7,488	16,029	205,128
Annual Growth 2020-2024	2.9%	2.9%	1.5%
Annual Growth 2024-2029	2.4%	2.4%	2.1%
Median Age	34.6	34.6	37.4
Bachelor's Degree or Higher	30%	30%	35%
U.S. Armed Forces	36	36	1,682

FOR MORE INFORMATION PLEASE CONTACT:



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JOHNSON

REALTY

ADVISORS

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