

SALE/ LEASE

RAPID GROWTH

Commercial Land

6136 Patriot Highway | Woodford, VA 22580



COMMONWEALTH
COMMERCIAL
Comprehensive Property Solutions



PROPERTY HIGHLIGHTS

- › 3.86± Acres with 430 feet of frontage on US Route 1
- › Located directly across from the Kalahari Resort which is prospected to generate over one million guests annually
- › Zoned C-3 which allows for a convenience store, car wash, hotel, shopping center, and more
- › Water and Sewer located just north along Route 1
- › Sale Price: \$4,000,000

FOR MORE INFORMATION:

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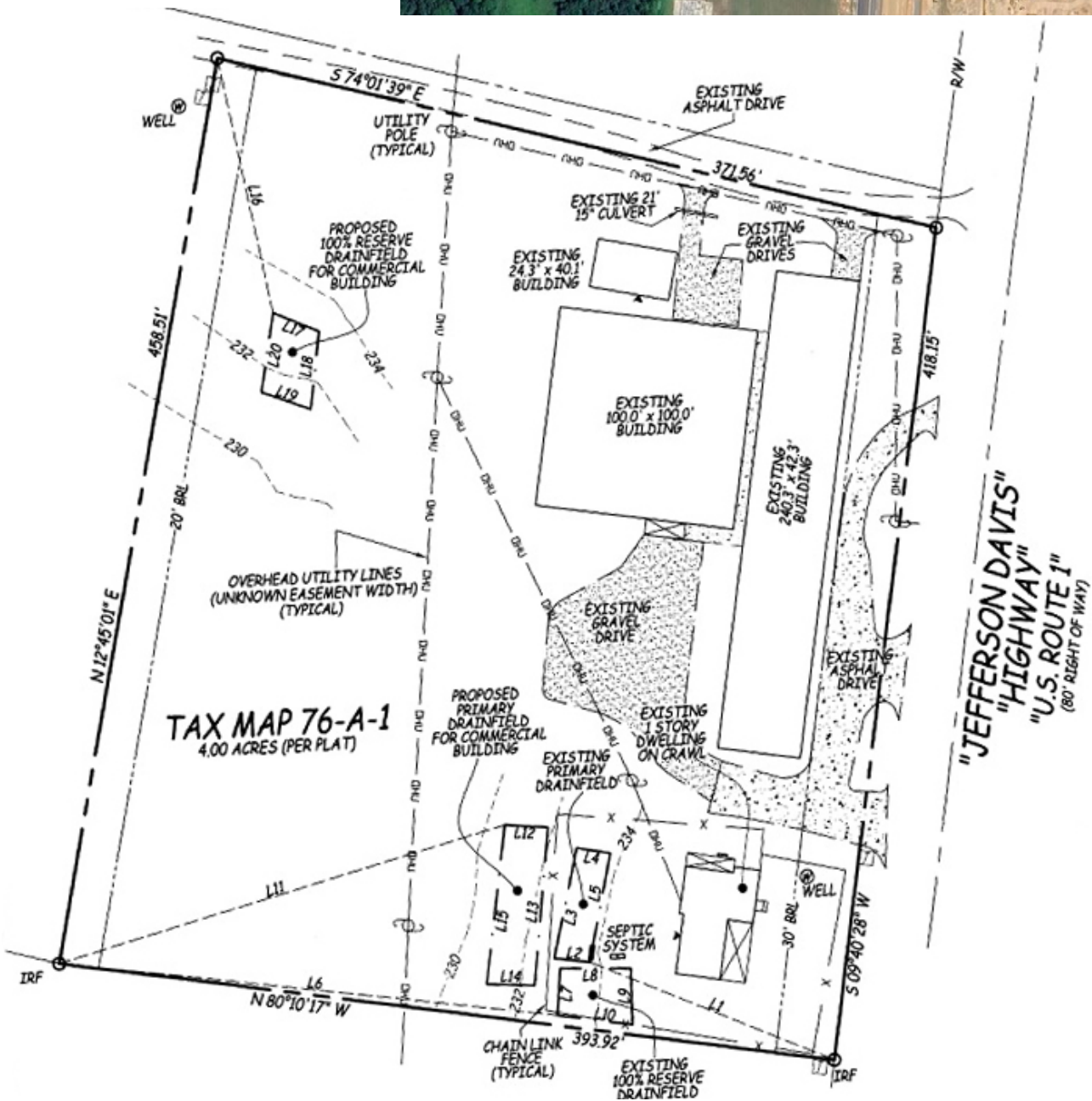
rfanelli@commonwealthcommercial.com

Commonwealth Commercial Partners, LLC represents the Owner of this property. Information contained herein is deemed reliable but is not guaranteed.

SURVEY PLAN



SITE

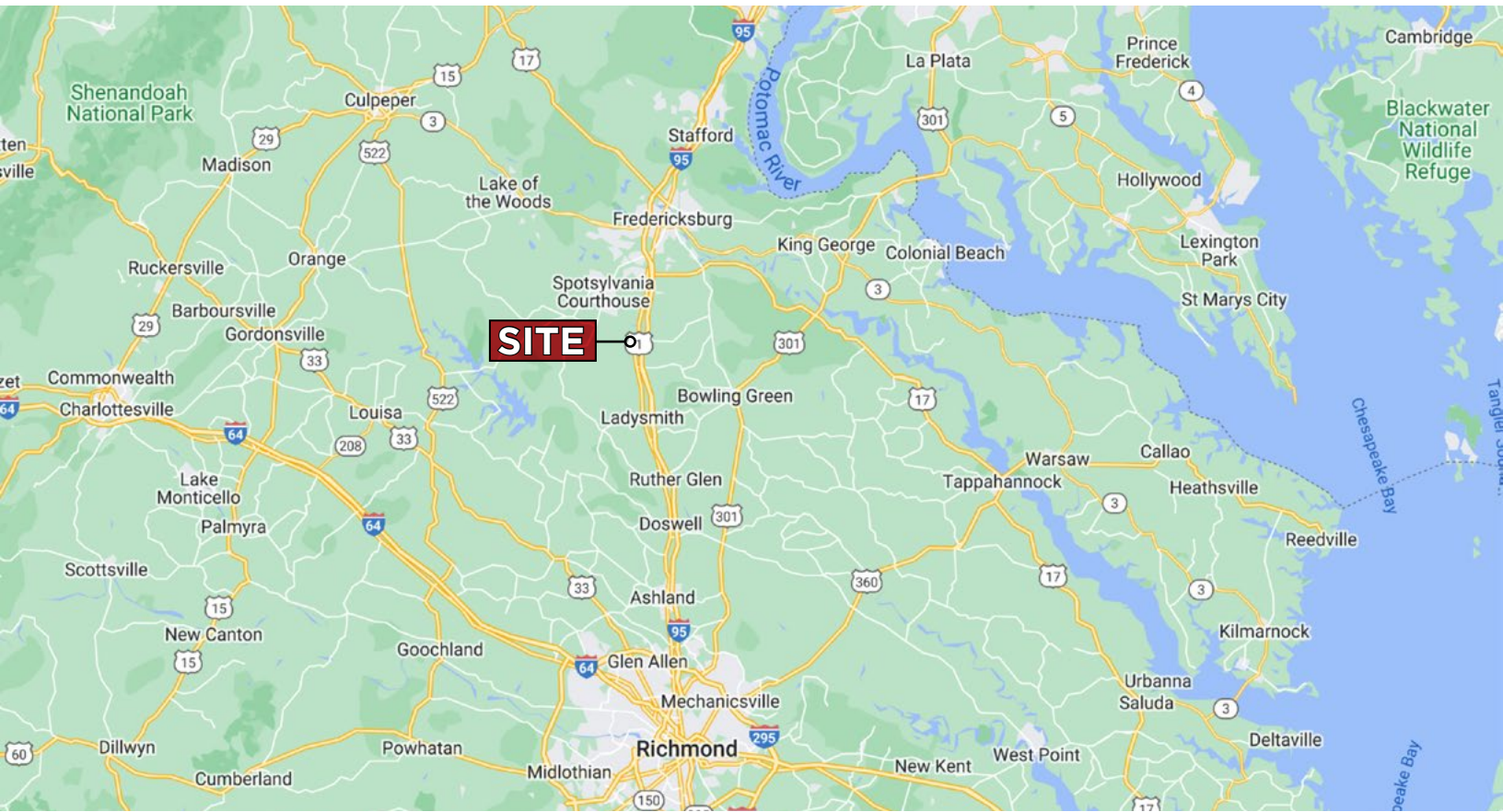


"JEFFERSON DAVIS"
"HIGHWAY"
"U.S. ROUTE 1"
(80' RIGHT OF WAY)



SPOTSYLVANIA COUNTY
UTILITIES DEPARTMENT

AUGUST, 2022



FOR SALE/LEASE | 6136 PATRIOT HIGHWAY | WOODFORD, VA 22580

MARKET OVERVIEW

SPOTSYLVANIA SNAPSHOT

WITH OVER 400 SQUARE MILES OF NATURAL BEAUTY AND UNIQUE ATTRACTIONS, SPOTSYLVANIA COUNTY IS AN INSPIRING DESTINATION THAT STIRS VISITORS TO EXPLORE WHAT IT OFFERS FOR ADVENTURE, SIGHTSEEING, AND RECREATION.

Spotsylvania County is Virginia's strategic location for economic development. With Interstate 95 carrying thousands of people through the county everyday, Spotsylvania has quickly become a hub of economic activity. Being less than 50 miles from both Washington D.C and Richmond, VA provides Spotsylvania businesses access to a large and diverse workforce. The location combined with lower average operating costs than Northern Virginia makes it easy to understand why so many business are finding their spot in Spotsylvania.

ECONOMY

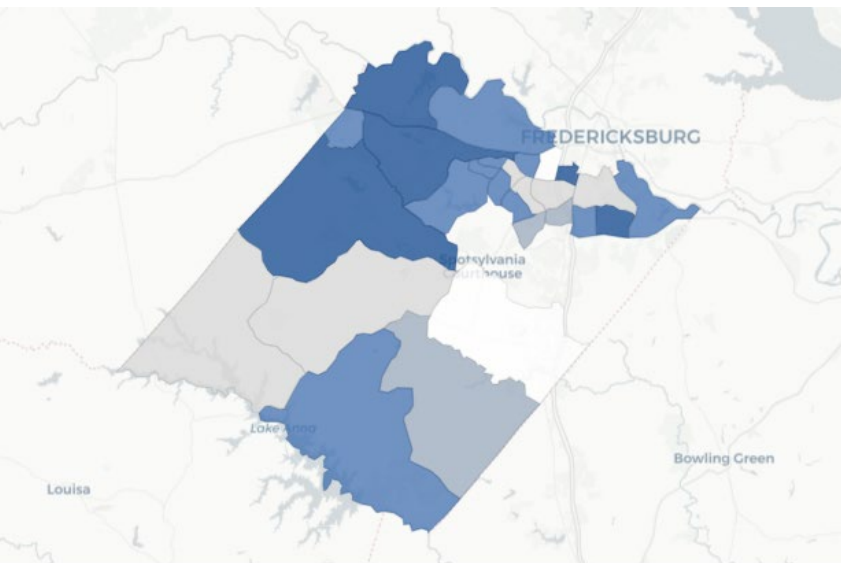
The economy of Spotsylvania County, VA employs 70.3k people. The largest industries in Spotsylvania County, VA are Retail Trade (9,021 people), Public Administration (8,779 people), and Health Care & Social Assistance (7,932 people), and the highest paying industries are Public Administration (\$110,726), Professional, Scientific, & Technical Services (\$95,349), and Utilities (\$91,833).

SURROUNDING AREA

KALAHARI RESORTS & CONVENTIONS is making waves in the Mid-Atlantic with our newest location in Spotsylvania County, Virginia, expected to open in 2026. Our fifth resort will feature over 175,000 square feet of indoor waterpark fun, 900 family-friendly suites, and a massive convention center.



Kalahari Resorts has been voted #1 Best Indoor Water Park by USA Today 10 Best Readers' Choice Awards for the second year in a row.



Median Household Income

\$47.1k - \$71.7k \$71.8k - \$88.8k \$88.8k - \$104k \$105k - \$127k \$128k+

2013 2014 2015 2016 2017 2018 2019 2020 2021 2022



source: www.kalahariresorts.com/virginia/

source: www.datausa.io

source: www.spotsylvania.va.us/545/Economic-Development