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Upcoming mixed-use development
(525 apartments)

24,000 VPD
63'

8,900 VPD

HIGH VISIBILITY – Approximately 3 acres available at 2 lighted Intersection

FOR LEASE | 3401 Lee Hill Drive | Fredericksburg, VA

FEATURES

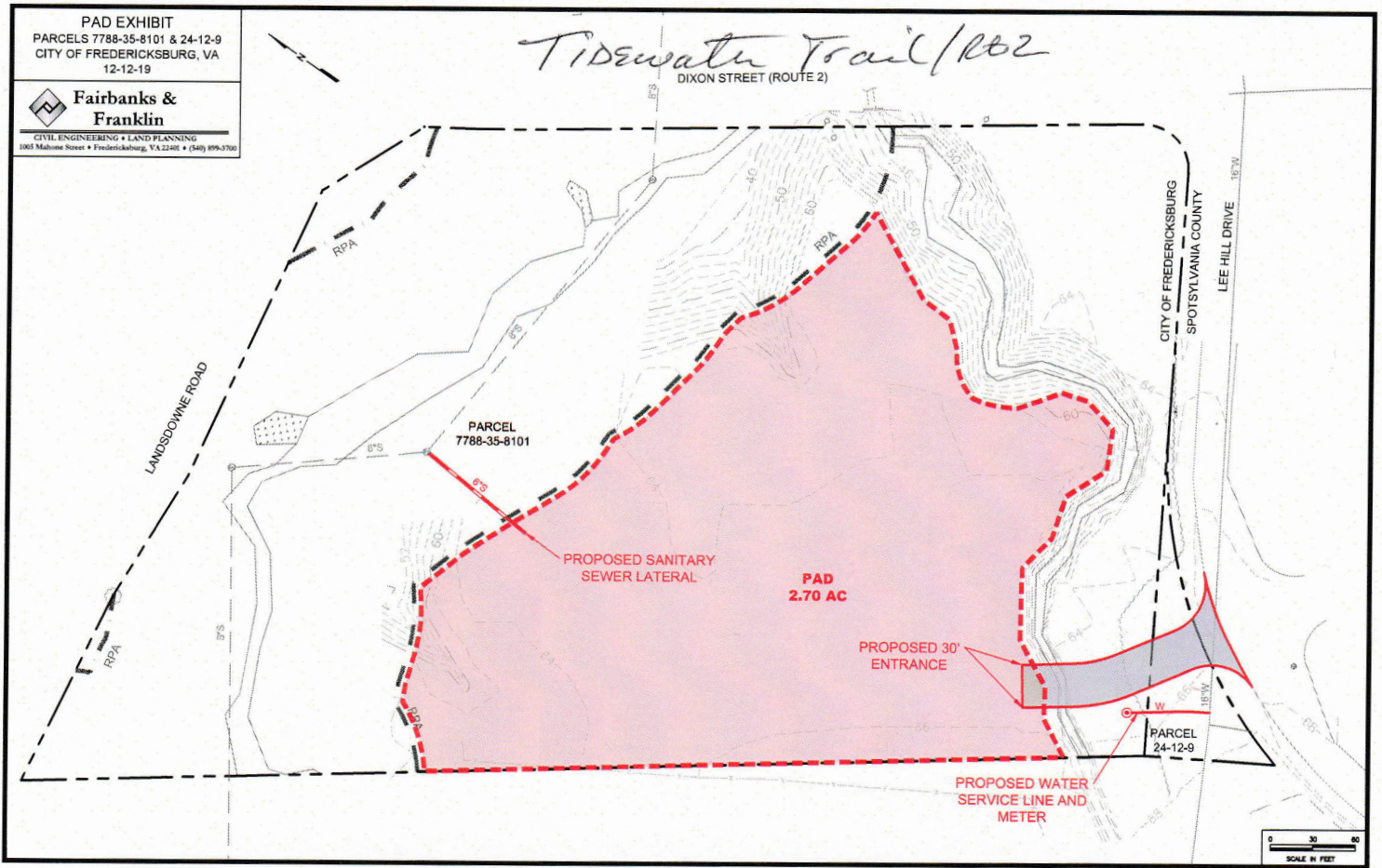
- Zoned I-1
- Excellent visibility
- Approximately 3 acres available in the City of Fredericksburg
- Lighted corner with signalized access
- Centrally located
- Recently approved mixed use development with 525 apartments and commercial
- Located on the corner of Lee Hill Drive and Route 2/Tidewater Trail
- 24,000 VPD on Rt 17

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Permitted Uses

- Industrial
- Auto Service
- Warehouse
- Flex w/ yard space (2+acres)
- Data Center
- Telecommunication facility/tower
- Brewery
- Self storage
- Contractor office
- Signage opportunities

Potential Uses

- Drug Store
- Convenience Store
- Gas Station
- Grocery Store
- Utilities
- Urgent Care

Contact us:

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2020 Estimated Demographics



Current Population

3 Mile	5 Miles	10 Miles
44,938	105,130	201,282



Average Household Income

3 Mile	5 Miles	10 Miles
\$107,851	\$106,243	\$112,502



Daytime Population

3 Mile	5 Miles	10 Miles
32,665	70,405	122,620

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