

FOR SALE

2.36 AC PAD SITE

10726

Courthouse Rd.

FREDERICKSBURG, VA 22407



COURTHOUSE RD



SITE PLAN APPROVED

SPECIFICATIONS

Lot Size:	2.36 AC
Price:	\$825,000
Zoning:	C-2
Utilities:	Available

PARCEL OVERVIEW



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

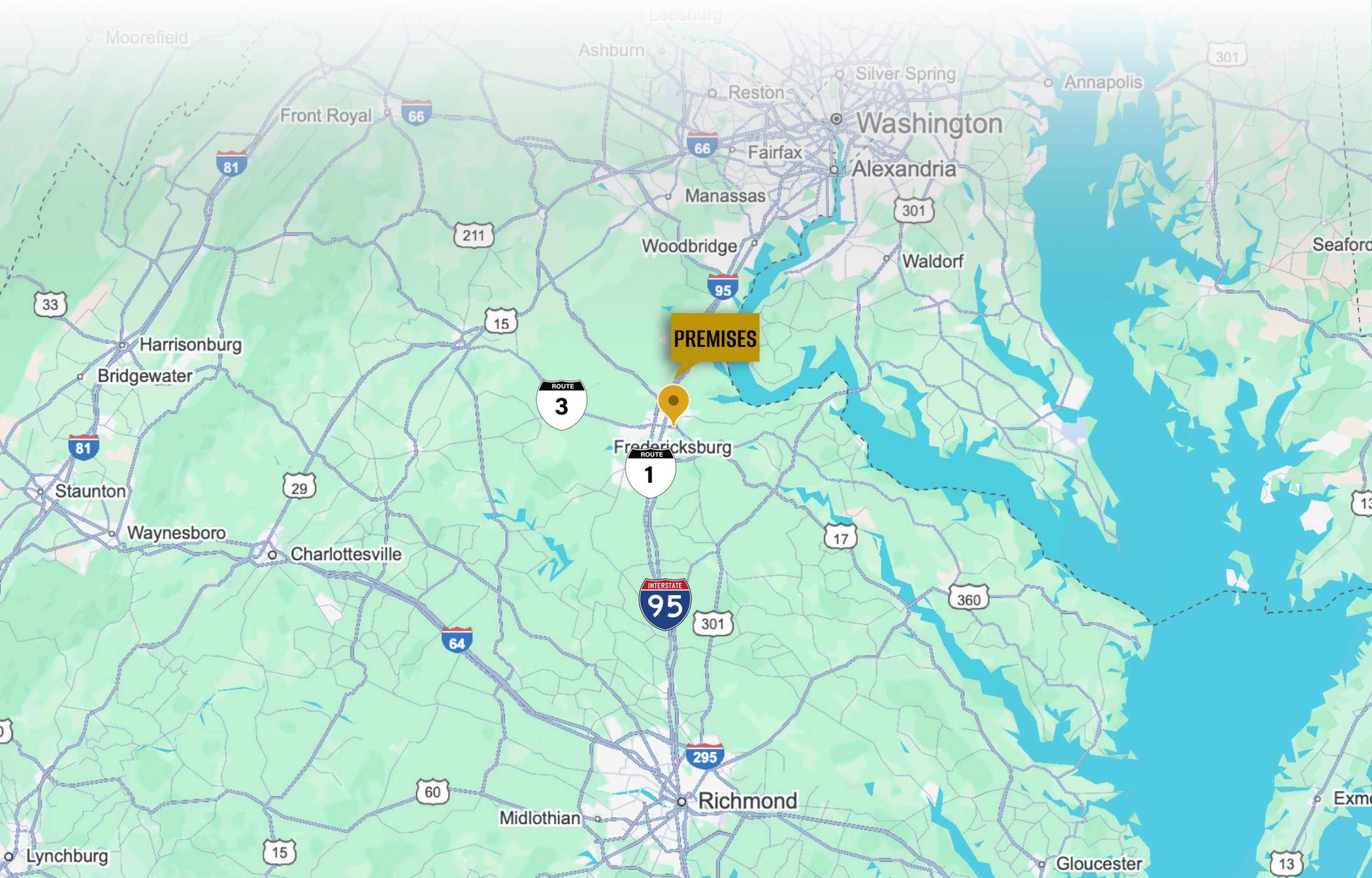
160 feet of high-visibility frontage along Courthouse Rd.

Approved site plan for 10,000 SF of commercial retail space

Located along a high-traffic corridor with 46,000 VPD

Excellent regional access via Rt. 1, Rt. 3, and nearby I-95

REGIONAL VIEW



FOR MORE INFORMATION PLEASE CONTACT:



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J O H N S O N

REALTY

ADVISORS

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