



**COLDWELL
BANKER
COMMERCIAL**

ELITE

FOR SALE

GATEWAY BUSINESS CENTER

Subject To Offer

5050 Gateway Boulevard
Fredericksburg, VA
22407

AVAILABLE LAND

10.26 Acres

FEATURES

- 7 Lots available totaling 10 Acres
- Prime Retail and Industrial Parcels available
- Direct frontage on Route 1 with 22,000 VPD
- High Growth Area with over 8,000 housing units approved for development within 3 miles

AREA

The development is located on Route 1/Jefferson Davis Hwy (22,000 ADT) near its intersection with Massaponax Church Road. Located in a high growth corridor in Southeastern Spotsylvania County with over 8,000 homes



Gateway Business Park
Spotsylvania County, VA

OFFICE

Brian Cunningham, CCIM

540.429.3414

bcunningham@coldwellbankerelite.com

Carl Braun

540.842.7551

cbraun@cbecommercial.com

CBCWORLDWIDE.COM

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**COLDWELL BANKER COMMERCIAL
ELITE**

1201 Central Park Boulevard, Fredericksburg, Virginia 22401
540.659.2141



GATEWAY BUSINESS CENTER

5050 Gateway Boulevard, Fredericksburg, VA 22407

SALE



Gateway Business Park
Spotsylvania County, VA

PROPERTY SPECIFICATIONS

| | |
|----------------|---------------------|
| Parcel ID | 49-17 |
| Available Land | 10.26 AC |
| # of Parcels | 7 (Available) |
| Zoning | I-1 |
| Locality | Spotsylvania County |

PROPERTY OVERVIEW

New 23.9 Acre commercial development underway. There are currently 7 lots available totaling 10.26 Acres available for sale. Included in these parcels are two prime retail pads that have frontage on Route 1 at the entrance to the development. There is also a 5+ acre parcel for industrial use that has I-95 visibility in the rear of the property.

PROPERTY HIGHLIGHTS

- 7 Lots available totaling 10+ Acres
- Prime Retail and Industrial Parcels available
- Direct frontage on Route 1 with 22,000 VPD
- High Growth Area with over 8,000 housing units approved for development within 3 miles

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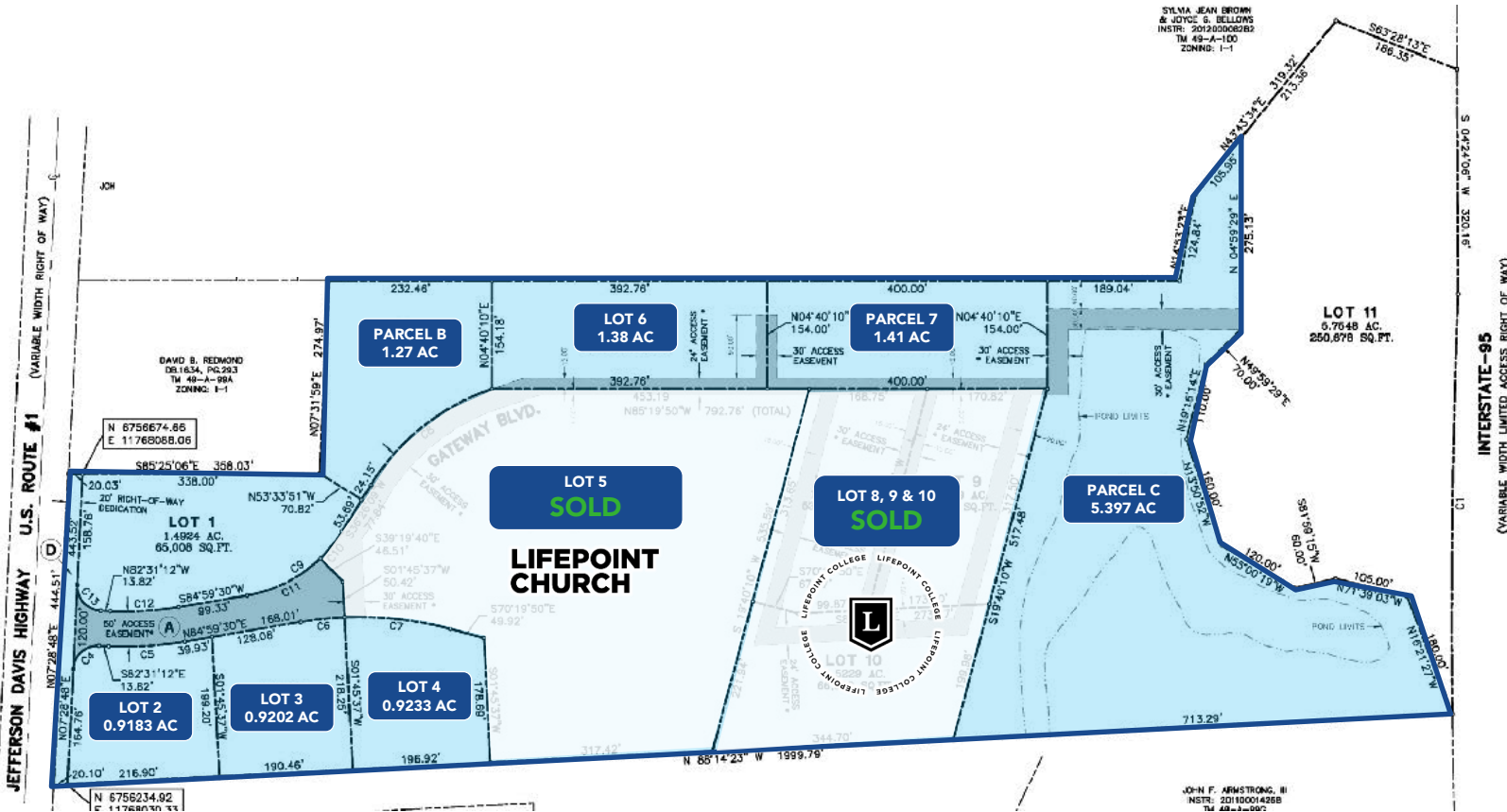
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PARCELS AVAILABLE

| | | | |
|-----------|-----------|-----------|-----------------------------------|
| 49-17-2 : | 0.9183 AC | 49-17-5R: | 1.23 AC SOLD: LIFEPOINT COLLEGE |
| 49-17-3: | 0.9202 AC | 49-17-5R: | 1.21 AC SOLD: LIFEPOINT COLLEGE |
| 49-17-4: | 0.9233 AC | 49-17-5R | 1.52 AC SOLD: LIFEPOINT COLLEGE |
| 49-17-B: | 1.27 AC | 49-17-B: | 1.27 AC |
| 49-17-6: | 1.38 AC | 49-17-C: | 5.397 AC |
| 49-17-7: | 1.41 AC | | |

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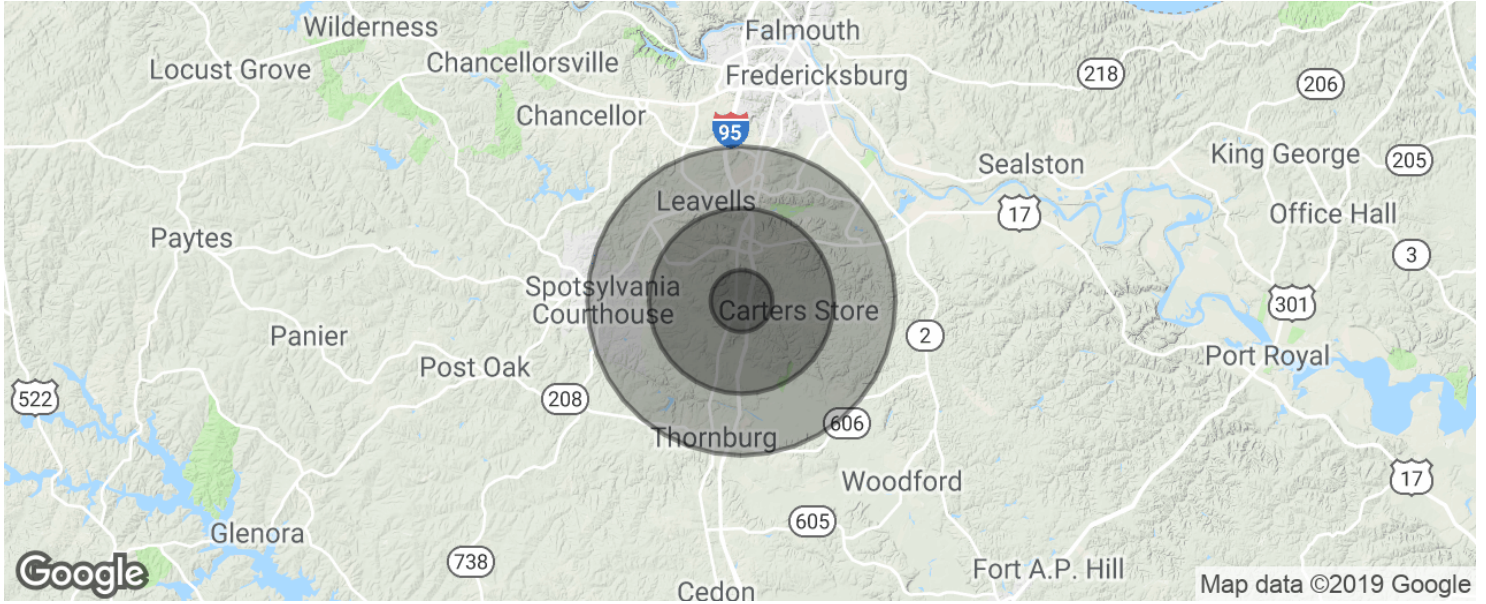
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------|----------|-----------|-----------|
| Total population | 4,275 | 44,391 | 109,118 |
| Median age | 33.9 | 34.9 | 34.6 |
| Median age (Male) | 30.5 | 33.0 | 33.3 |
| Median age (Female) | 35.5 | 36.0 | 35.7 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total households | 1,557 | 16,428 | 39,790 |
| # of persons per HH | 2.7 | 2.7 | 2.7 |
| Average HH income | \$73,689 | \$72,550 | \$80,558 |
| Average house value | | \$339,375 | \$325,562 |

* Demographic data derived from 2010 US Census

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