



For Lease

Build to Suit

2200 Gordon W. Shelton Blvd, Fredericksburg, VA

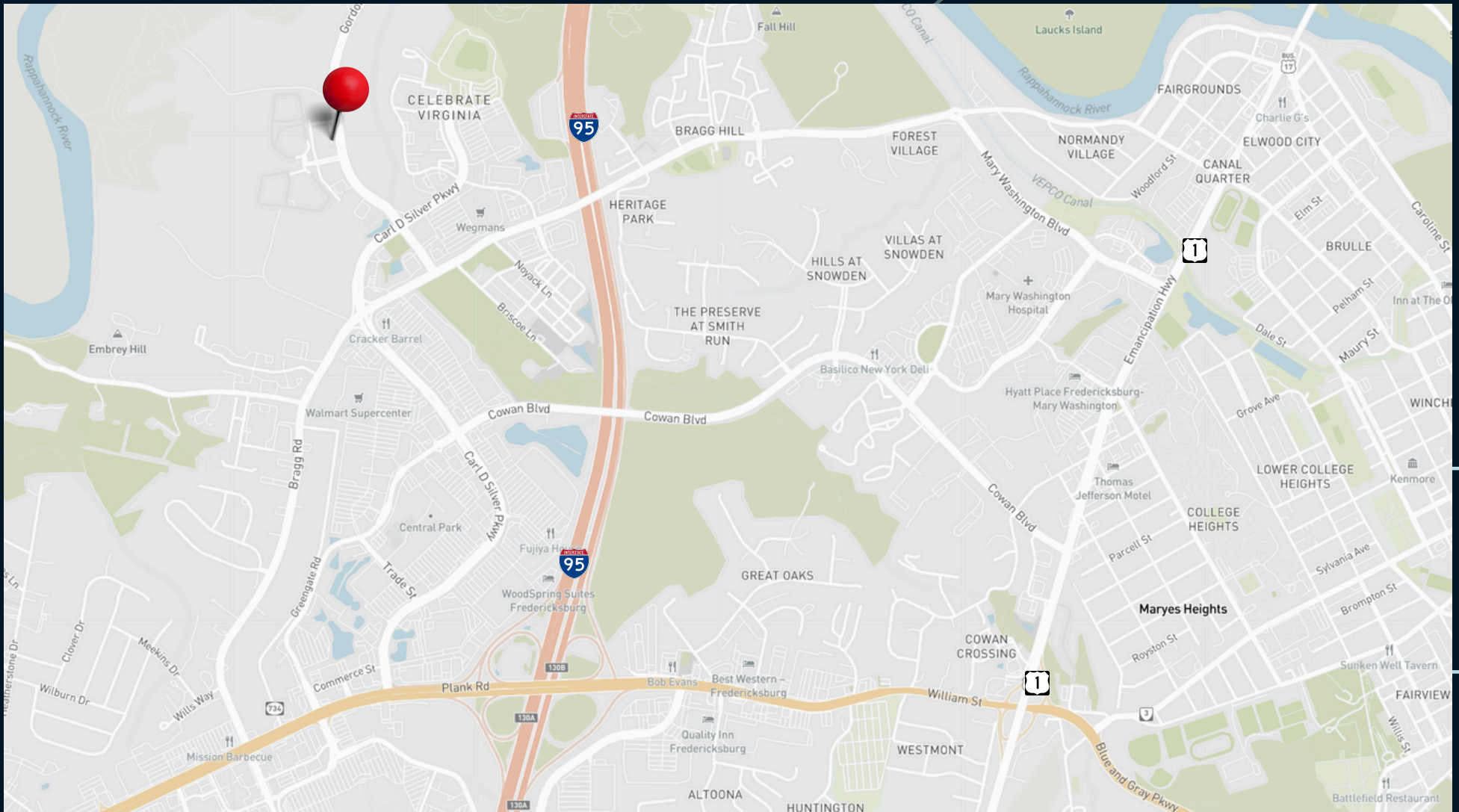
 **JLL** SEE A BRIGHTER WAY

Property Overview & Demographics

- Retail, Medical, Office use
- Build to suit
- 1.871 acres in the City of Fredericksburg
- Corner parcel – great exposure
- Excellent location near Fred Nat’s Stadium, Wegmans, several hotels, Central park, and many more amenities
- Build-to-suit (for lease)
- Located in VA Federal Opportunity Zone
- Immediate access to I-95 and US-1



	3 mile	5 miles	10 miles
Estimated population	46,542	125,176	232,188
Daytime population	38,356	63,804	88,046
Average HH income	\$104,294	\$115,690	\$124,403



Spotty Robins

spotty.robins@jll.com
+1 (804) 200 6533

Jimmy Appich

jimmy.appich@jll.com
+1 (804) 200 6420