

# SALE

## 9751 COURTHOUSE RD PAD SITE

9751 Courthouse Road Spotsylvania Courthouse, VA 22553



### PROPERTY DESCRIPTION

Commercial Pad Site available for Sale on Courthouse Rd in Spotsylvania County. This .79 acre lot is flat, level, graded and ready for development. It has 290 feet of road frontage on Courthouse Rd with over 31,000 ADT. Located next to existing medical offices and a CVS pharmacy within the Courtland Family Medical Center.

Utilities are available to the site, which has access easements in place and recorded and a preliminary site plan for a 7,800 SF building. Zoned C-2, General Commercial , with many uses allowed by right including offices, medical facilities, child care centers, eating establishments, personal services, retail sales and many more.

### PROPERTY HIGHLIGHTS

- Zoned C-2
- Pad Site ready for development
- Ideal for office or medical use
- Strategic business location
- Existing Utilities to site
- Excellent visibility

### OFFERING SUMMARY

Sale Price:	\$800,000
Lot Size:	0.79 Acres

**Ben Keddie, SIOR, CCIM**

(540) 786-1402

[bkeddie@cbecommercial.com](mailto:bkeddie@cbecommercial.com)



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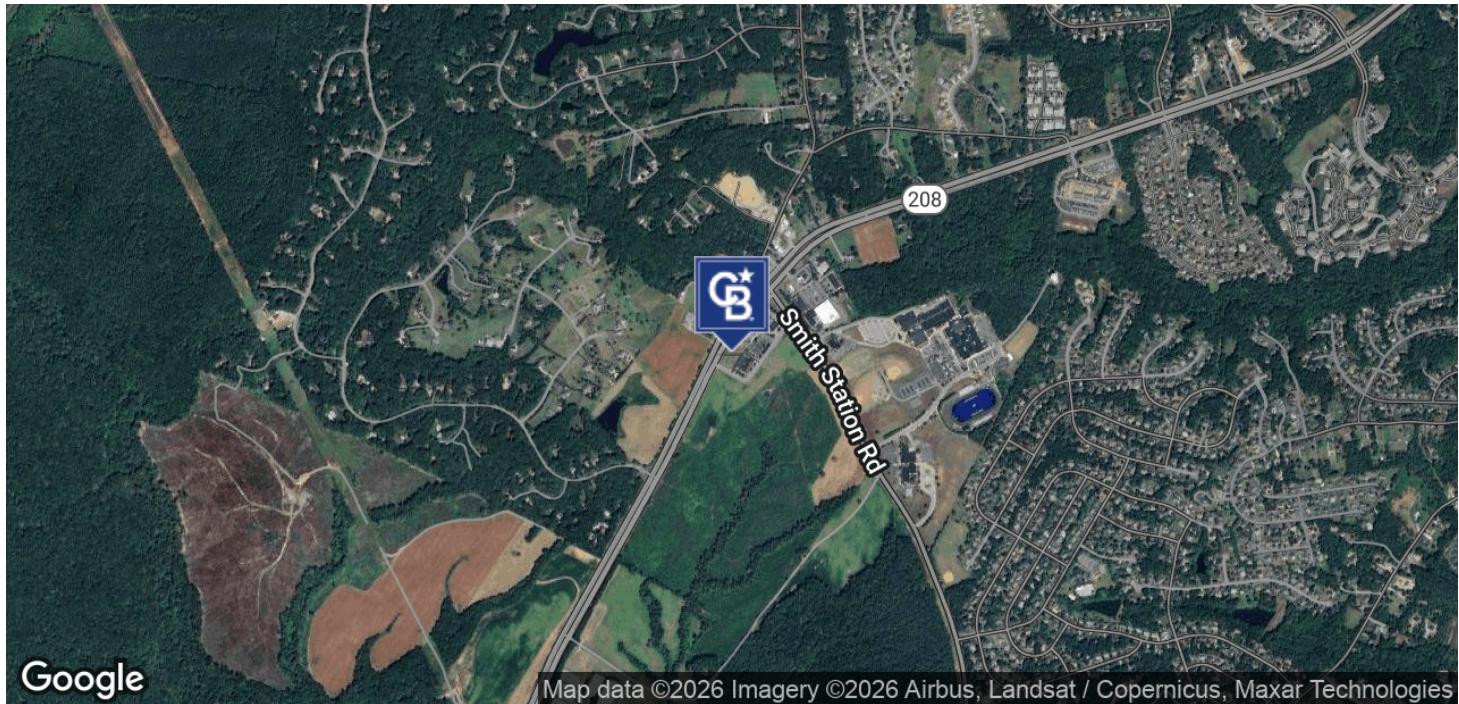


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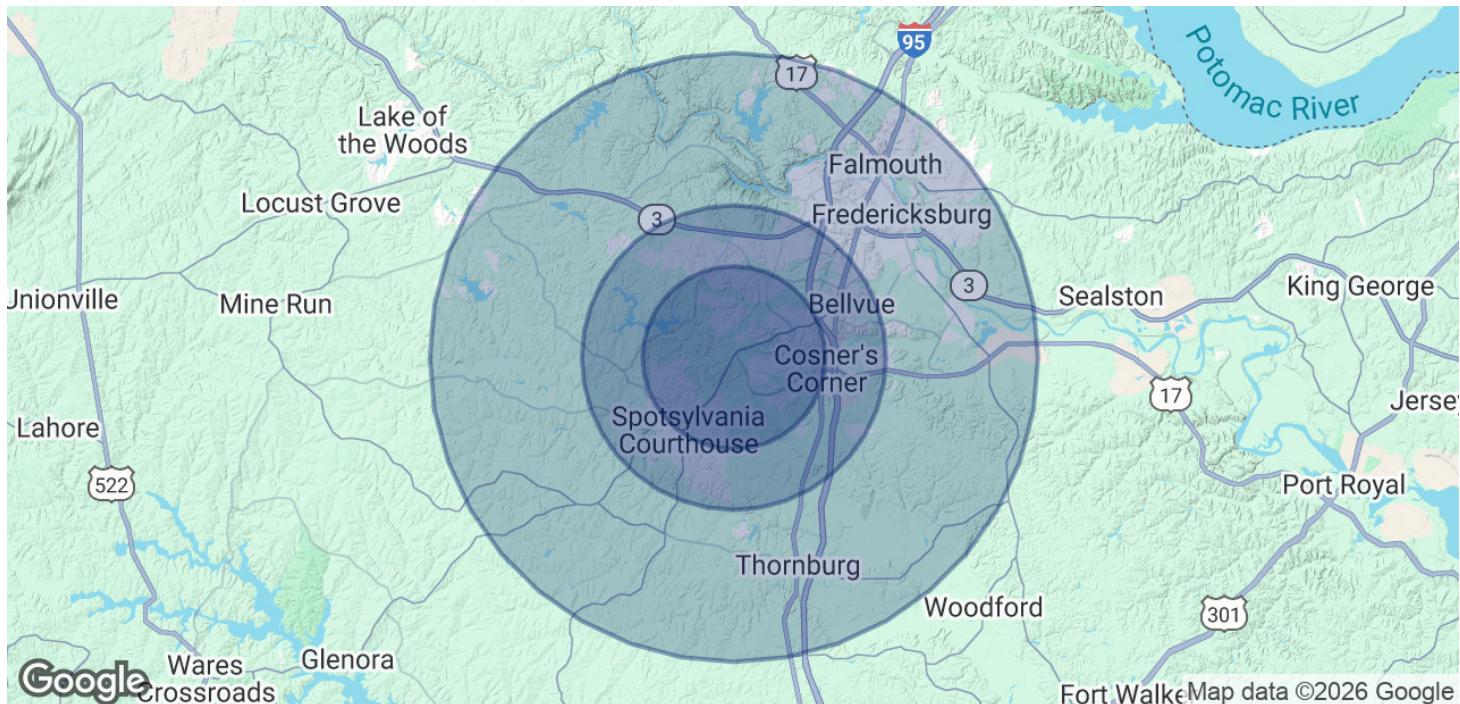


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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	44,305	94,522	197,687
Average Age	39	39	39
Average Age (Male)	37	37	38
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	15,488	33,473	71,318
# of Persons per HH	2.9	2.8	2.8
Average HH Income	\$127,640	\$128,943	\$132,534
Average House Value	\$432,234	\$426,401	\$468,820

Demographics data derived from AlphaMap

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