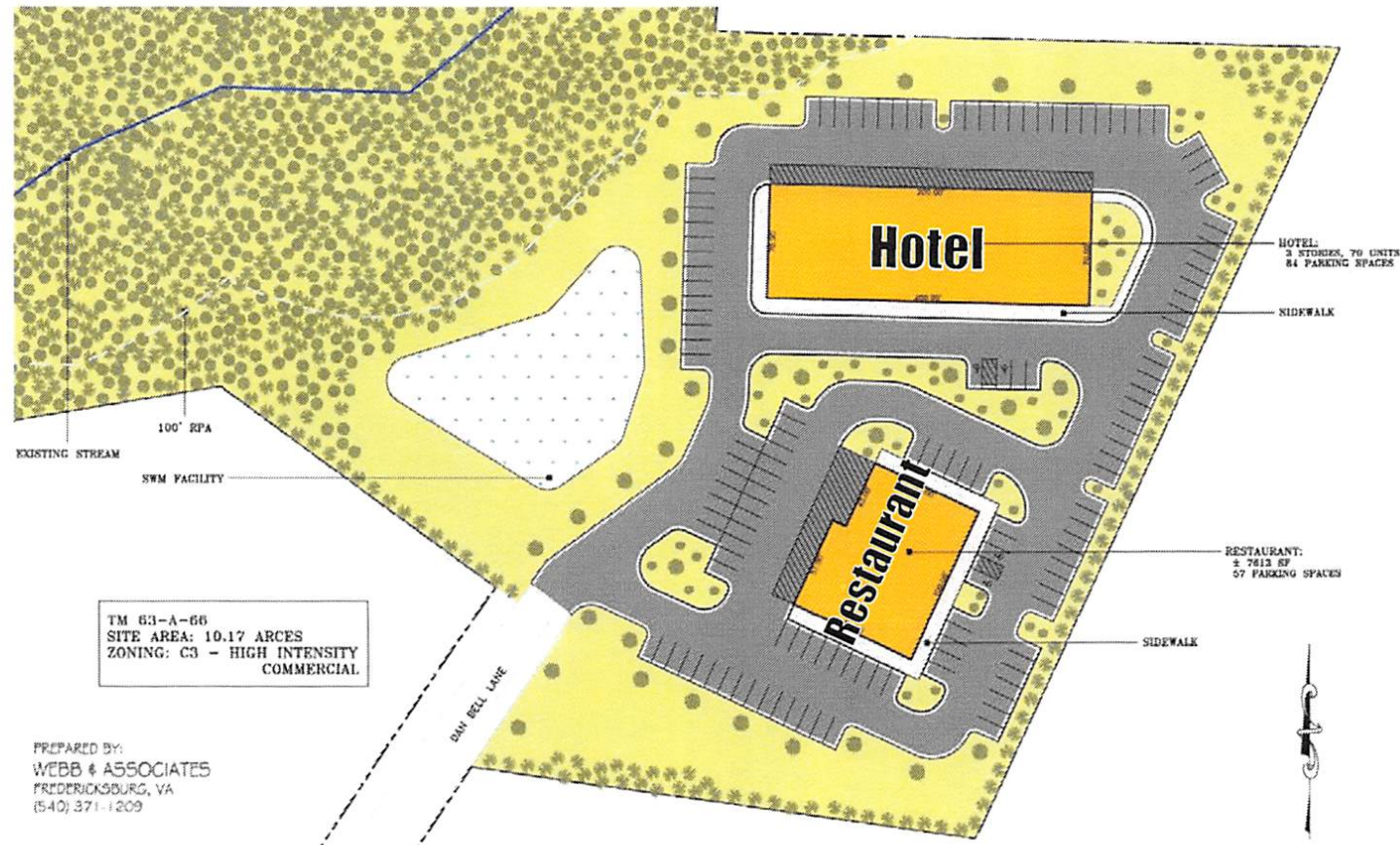


5121 Mudd Tavern Road, Spotsylvania, VA 22553



PROPERTY HIGHLIGHTS

- Hotel/Restaurant Pad Site Available For Sale
- Lot Size: 10.17 Acres
- Zoned C3
- Extraordinary visibility from I-95 with 116,000 ADT
- Only 1,000' from I-95 ramp at Exit 118
- Close proximity to Dominion Raceway and Entertainment, a state of the art racing and entertainment facility that is well underway and planned to open early 2016
- Convenient to Route 1/ Jefferson Davis Highway

DEMOGRAPHICS

999, k.

	10 MILE	15 MILES	20 MILES
Population	85,063*	192,742*	256,749*
	93,017**	211,480**	281,068**
Households	29,688*	68,100*	91,216*
	32,492**	75,011**	100,116**
Average HH Income	\$86,491*	\$86,864*	\$89,390*
	\$96,002**	\$97,651**	\$100,876**

*2014 Estimate
**2019 Projection