

FOR SALE

10411 SPOTSYLVANIA AVENUE

Fredericksburg, VA 22408



PROPERTY DESCRIPTION

Vakos Real Estate Service is pleased to offer for sale this 3.0 acre parcel zoned MU-4 is perfect for a Hotel or Medical Office Building.

Located Lee's Hill Business Center, at the Northeast corner of Spotsylvania Avenue and Market Street in Spotsylvania County Virginia.

The property is located at a fully signalized intersection on Spotsylvania Avenue less than .3 miles from the new VA clinic, 0.19 miles from Route 1 and .37 miles from I-95 exit 126. Located within the Lees Hill Business Center area the property benefits from great nearby tenants including 6 hotels, multiple restaurants, a Weis anchored shopping center, Mary Washington Emergency Center and 2 Large office buildings totaling over 300,000 sq. ft. of class A office space.

Spotsylvania County and VDOT have nearly 200 million in funding to widen Patriot Hwy (Rt1) from I-95 to Hood drive (the northern boundary if the VA Clinic), and the extension of Spotsylvania Avenue south to Mills Drive.

VDOT is at work on 1 billion in infrastructure improvements over the next 4 years on I-95 between exit 140 Courthouse Road and exit 126 at Rt. 1.

OFFERING SUMMARY

Sale Price: \$2,250,000

Lot Size: 3 Acres

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	382	2,005	4,926
Total Population	1,056	4,791	11,904
Average HH Income	\$130,447	\$97,292	\$94,206

Steve Schattgen

Sales and Leasing Agent

540.845.6780

sschattgen@vakosre.com

VAKOS REAL ESTATE SERVICES

• 540.898.3242

• 10333 Southpoint Landing Blvd

• <http://www.vakosreservices.com>

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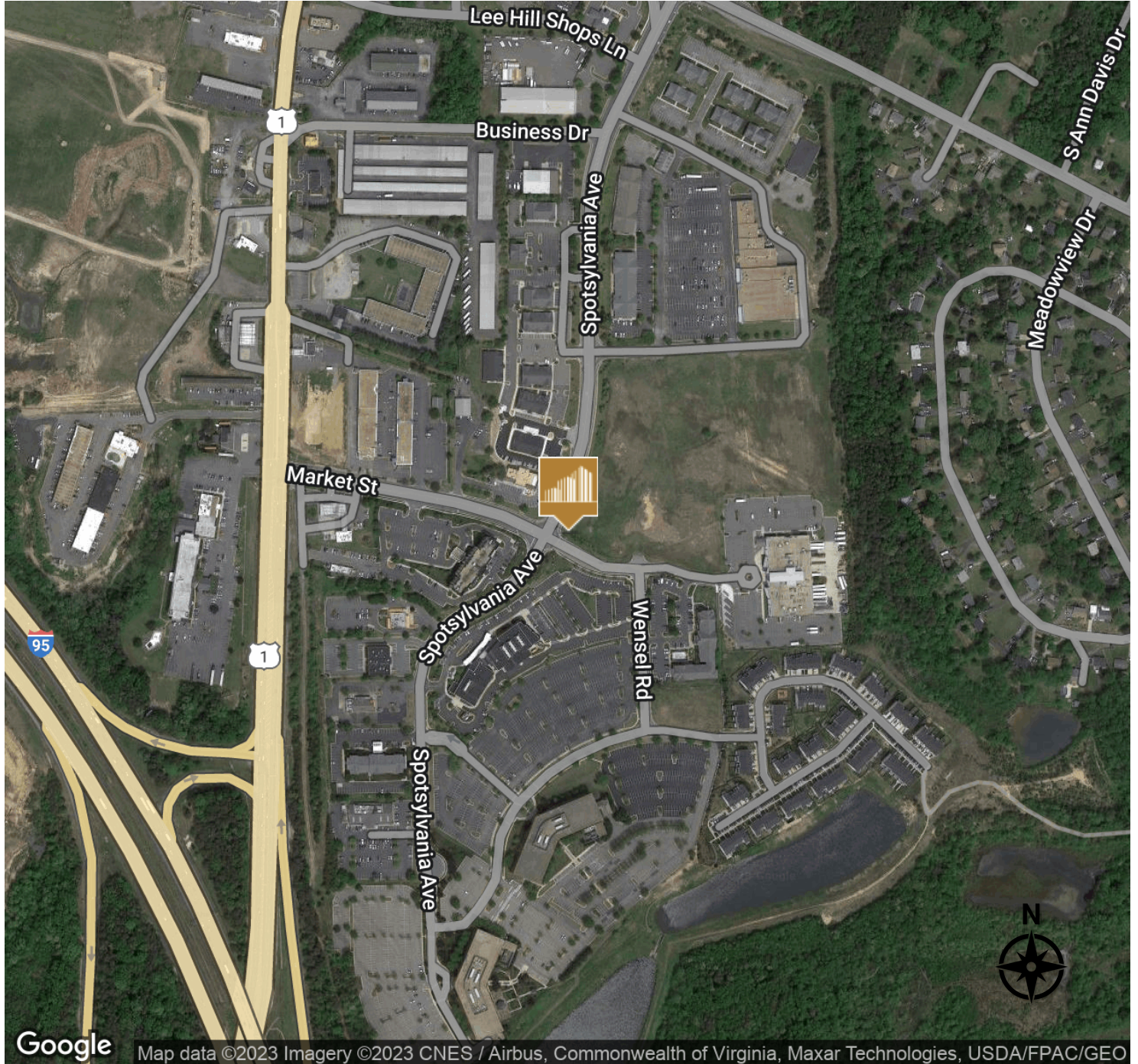
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Google

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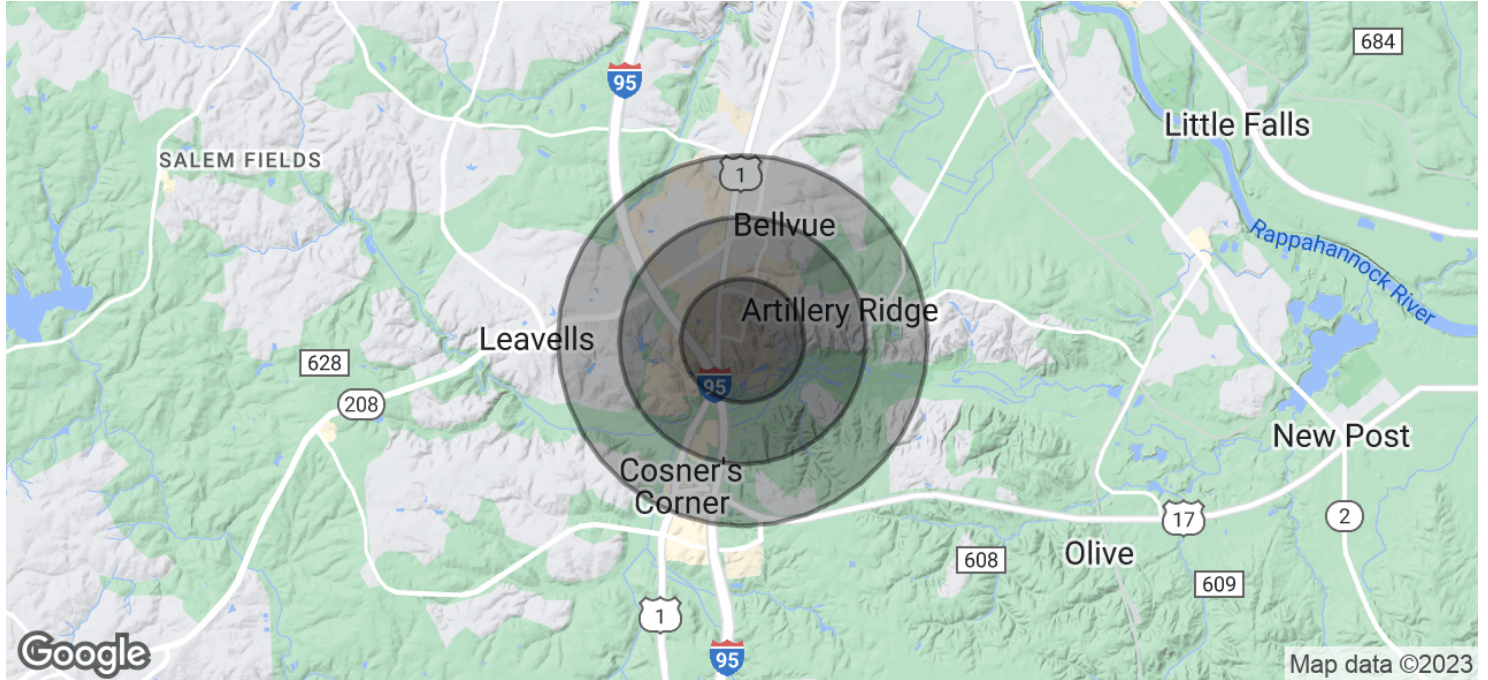
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,056	4,791	11,904
Average Age	38.7	40.5	41.0
Average Age (Male)	33.8	37.9	38.9
Average Age (Female)	44.0	43.6	43.2

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	382	2,005	4,926
# of Persons per HH	2.8	2.4	2.4
Average HH Income	\$130,447	\$97,292	\$94,206
Average House Value	\$285,220	\$254,073	\$259,926

* Demographic data derived from 2020 ACS - US Census

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