

# LAND FOR SALE OR GROUND LEASE: 1.3 ACRES IN FREDERICKSBURG, VA

Bragg Road & River Road



Wegmans

INTERSTATE 95

SHEETZ

CARRABBA'S ITALIAN GRILL

Chick-fil-A

BONEFISH GRILL

BJ'S RESTAURANT BREWHOUSE

McDonald's

STARBUCKS COFFEE

Office DEPOT

KOHL'S

BEST BUY

River Rd

SITE



Fall Hill Ave

Central Park Shopping Mall

FUN LAND

Chick-fil-A

PET SMART

INTERSTATE 95

LOWE'S

TARGET

3

Exit 130

Olive Garden

Wawa

OUTBACK STEAKHOUSE

3

CHIPOTLE MEXICAN GRILL

CAVA

3

Spotsylvania Towne Center

INTERSTATE 95



COLDWELL BANKER COMMERCIAL ELITE

# LAND

Bragg Road & River Road

## OVERVIEW

1.3 Acre Commercial Parcel located at the signalized corner of Bragg Rd and River Rd. Zoned C-2. Flat, level parcel ready for development. Located in Spotsylvania County next to Central Park Mega-Center. Available for Sale or Ground Lease.



# LAND

Bragg Road & River Road

## HIGHLIGHTS

- » 1.3 Acre parcel for sale or ground lease
- » Zoned C-2 in Spotsylvania County
- » Less than 1 mile from Plank Road/Route 3
- » Located at signalized intersection
- » Close to Central Park
- » Less than 2 miles from I-95 via Exit 130
- » Nearby retail amenities



RESTAURANT  
BREWHOUSE



MILE RADIUS	5 MILE	10 MILES	15 MILES
POPULATION	99,052	205,522	321,617
HOUSEHOLDS	36,150	71,864	108,599
AVERAGE HH INCOME	\$79,984	\$89,146	\$93,699



# LAND

Bragg Road & River Road

## SITE PLAN



1.3 Acres | Zoned: C2

# 4600

Lee Hill School Drive

for more information, please contact:

BEN KEDDIE, CCIM

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

540.786.1402



**COLDWELL  
BANKER  
COMMERCIAL  
ELITE**

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