



ACCLAIM AT THE HILL

10411 SPOTSYLVANIA AVE | FREDERICKSBURG, VA 22408

FEATURES

- **4,180 SF of Restaurant Space Available in a New Age-Restricted Living Facility (Age 62+).**
- Less than 1/3 of a mile from I-95 exit 126.
- Nearly 42,000 VPD on Jefferson Davis Hwy - Less than a mile from the property.
- New Development - Coming in December 2023.
- 146 Units in the Apartment building.

SPACE TYPE	Restaurant Space for Lease		
AVAILABLE SPACE	4,180 SF		
ASKING PRICE	Ask Agent		
DEMOGRAPHICS	3 Miles	5 Miles	10 Miles
2023 Population	50,964	115,621	205,089
Avg HH Income	\$115,249	\$107,401	\$110,438
Daytime Employment	18,177	59,763	85,005
Traffic Count	26,718 VPD Business Dr North 41,247 VPD Jefferson Davis Hwy		

* Detailed demographics upon request



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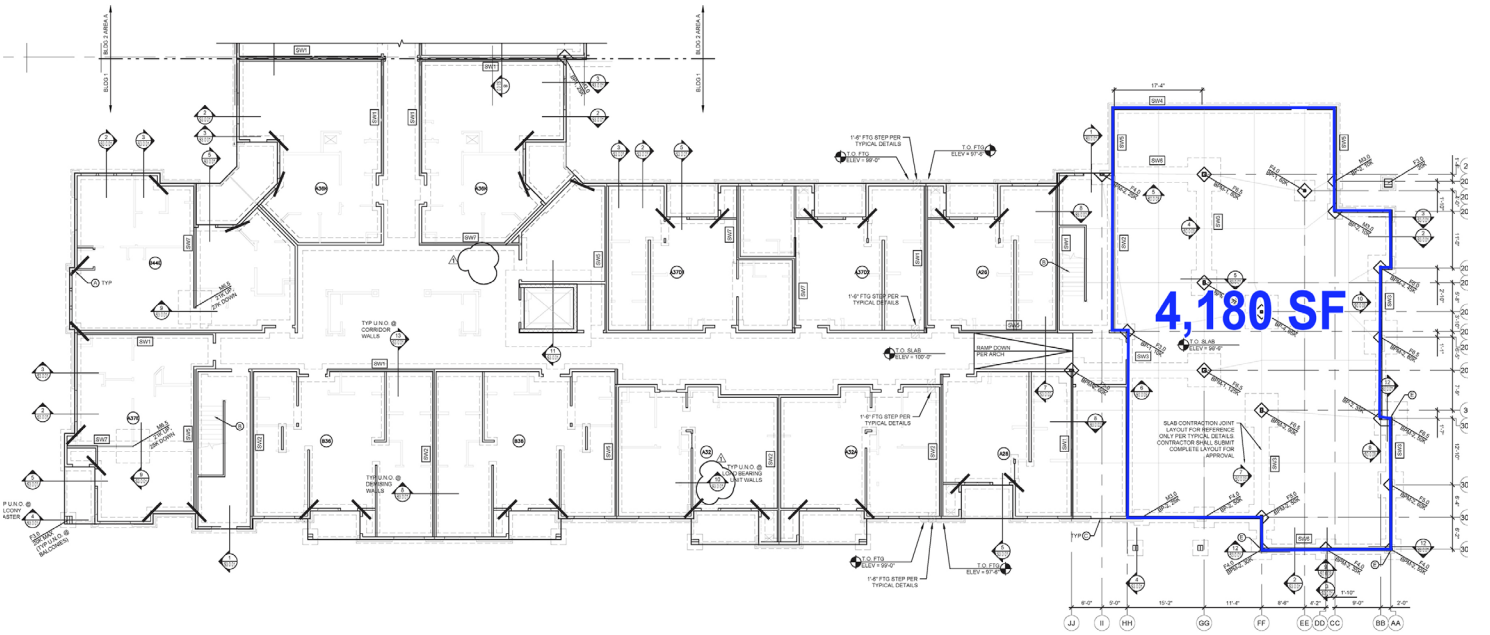


BUILDING PHOTOS





PHOTO / SITE PLAN





AERIAL

