



**COLDWELL BANKER
COMMERCIAL
ELITE**



HIGH-VISIBILITY COMMERCIAL PROPERTY ON ROUTE 208

FOR SALE | 5,562 SF

10411 Courthouse Rd, Spotsylvania Courthouse, VA 22553

This well-positioned commercial property offers an exceptional opportunity in the heart of Spotsylvania County along Courthouse Road (Route 208), one of the area's primary commercial corridors. Located near the intersection of Leavells Road, directly in front of Breezewood and across from Hilltop Plaza, the site benefits from strong frontage, excellent visibility, and convenient access within an established and highly active business environment.

The property is surrounded by a dynamic mix of national and regional retailers, medical providers, and service-oriented businesses, including the Giant grocery center, Chipotle, McDonald's, and 7-Eleven. The area's strong residential base and proximity to daily-use amenities contribute to consistent traffic patterns and long-term commercial viability.

Its central location provides efficient connectivity to Spotsylvania Courthouse, Fredericksburg, and the Massaponax/I-95 corridor, positioning the asset within one of the region's most stable and established commercial districts. With Fredericksburg Family Chiropractic secured under a long-term lease, the property presents an attractive opportunity for both investors seeking stable income and owner-users looking to establish a presence in a high-demand location.

INVESTMENT HIGHLIGHTS

- Prominent frontage on Courthouse Road (Route 208)
- Located near the intersection of Leavells Road in central Spotsylvania County
- Strong surrounding tenant mix including Giant, Chipotle, McDonald's, and 7-Eleven
- 28 dedicated parking spaces (approximately 5:1 ratio), well suited for medical or professional office use
- Surrounded by established residential neighborhoods and daily-use retail amenities
- Long-term lease in place with Fredericksburg Family Chiropractic
- Ideal opportunity for owner-user, investor, or future redevelopment potential
- Convenient access to Fredericksburg, Spotsylvania Courthouse, and the Massaponax / I-95 corridor

PROPERTY DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2024 Population	54,965	106,579	201,628
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2024 Households	20,543	39,609	73,355
INCOME	3-MILE	5-MILE	10-MILE
2024 Avg. Household Income	\$119,148	\$121,702	\$130,818

ASKING PRICE

\$1,450,000







OFFERING MEMORANDUM

HIGH-VISIBILITY COMMERCIAL PROPERTY ON ROUTE 208

10411 COURTHOUSE RD, SPOTSYLVANIA COURTHOUSE, VA 22553

FOR MORE INFORMATION PLEASE CONTACT:



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