

FOR SALE

COMMERCIAL LAND – PLATTED BUSINESS PARK LOTS

COMMONWEALTH DR. FREDERICKSBURG, VA 22407



SALE PRICE

SUBJECT TO OFFER

OFFERING SUMMARY

Lot Size:	32.92 Acres
Zoning:	C-3
Market:	Washington DC
Submarket:	Spotsylvania County
Parcel ID:	35K-2-A, 35K-2-1, 35K-2-2, 35K-2-3, 35K-2-4, 35K-2-5, 35K-2-6, 35K-2-7, 35K-2-8, 35K-2-9, 35K-2-10, 35K-2-11, 35K-2-12, 35K-2-13, & 35K-2-14

PROPERTY OVERVIEW

Rare opportunity to acquire 16 platted commercial lots totaling approximately 32.92 acres within Commonwealth Center, an established C-3 zoned business park in Spotsylvania County. The site benefits from an approved preliminary plat and site plan with internal road infrastructure, utilities, and storm drainage already engineered and designed. Individual lot sizes range from approximately 1 to 4+ acres, offering flexibility for a single end-user, developer, or investor seeking to acquire the park in its entirety.

LOCATION OVERVIEW

Located along Commonwealth Drive off US Route 1 (Jefferson Davis Highway) in Spotsylvania County, the site offers direct access to one of the region's primary commercial corridors connecting Fredericksburg to the broader Northern Virginia and Washington DC markets. The property benefits from proximity to I-95 and is surrounded by established commercial users, with strong residential growth in Spotsylvania County driving continued demand for commercial development in the area.

PRESENTED BY:

RYAN ARCHIBALD

INVESTMENT SALES & LEASING

703.420.8267

ryan@weber-rector.com

Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



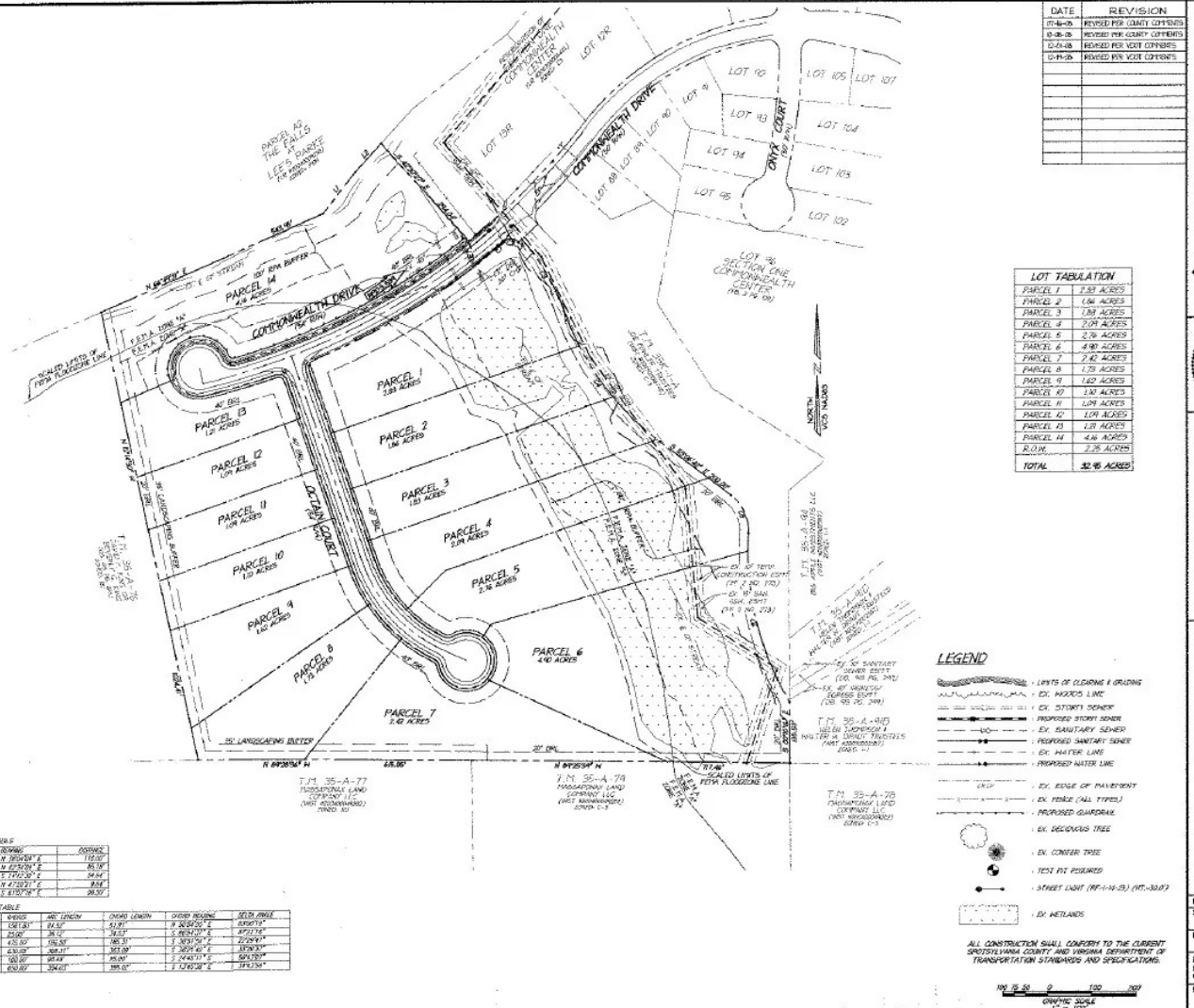
COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

www.Weber-Rector.com

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SITE LAYOUT



christopher consultants
engineering, architecture, land-use planning
10250 university boulevard, suite 100, richmond, va 23234
562-710-0380 fax: 562-710-6549

MYRON M. YOO
Professional Engineer
Lic. No. 14994
Virginia

OVERALL
SITE PLAN

COMMONWEALTH CENTER
COURTLAND MAGISTERIAL DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA

PROJECT NO. 07-03-00
SCALE: 1" = 100'
DATE: APRIL 2006
DESIGN: JAC/PP
ENRVS: RM/CD
CHECKED: RTT
SHEET NO.

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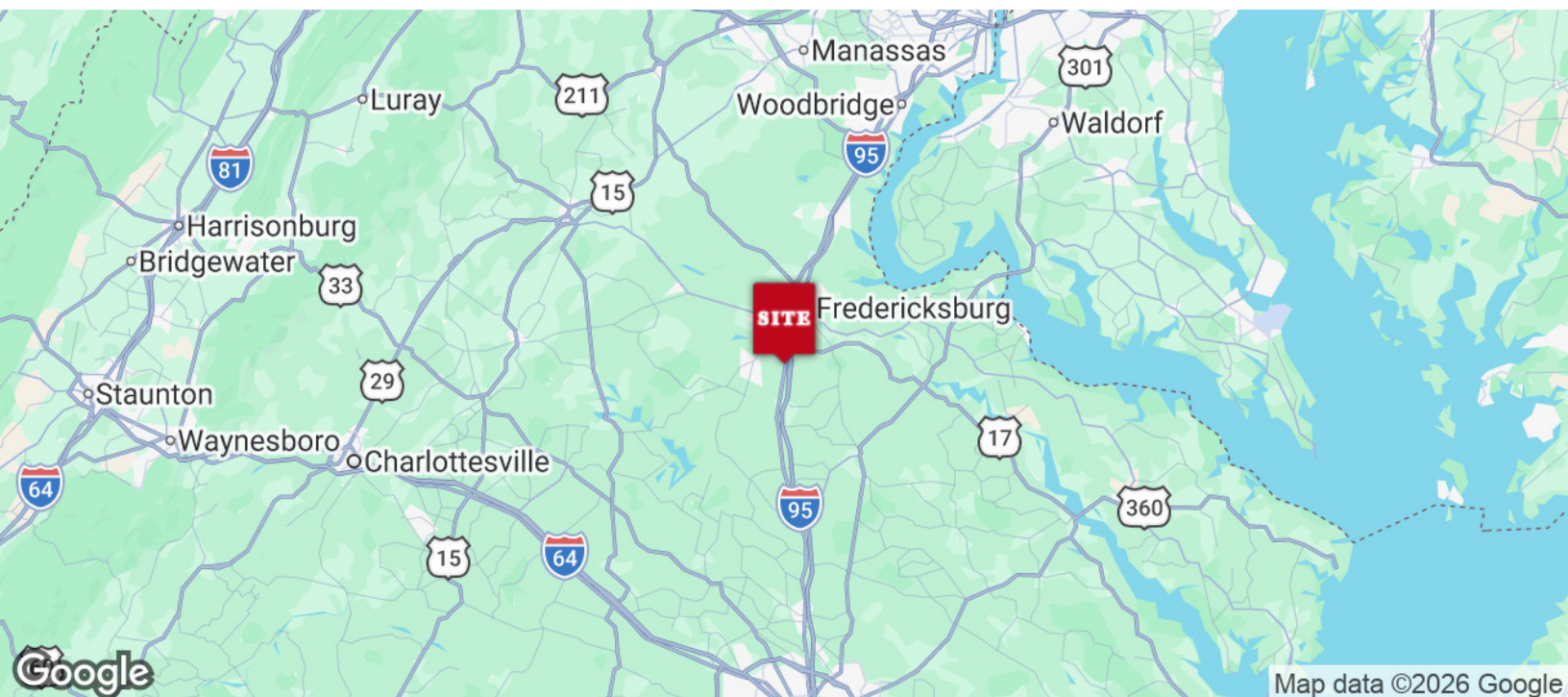
WR **WEBER**
RECTOR
COMMERCIAL REAL ESTATE SERVICES
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LOCATION MAP



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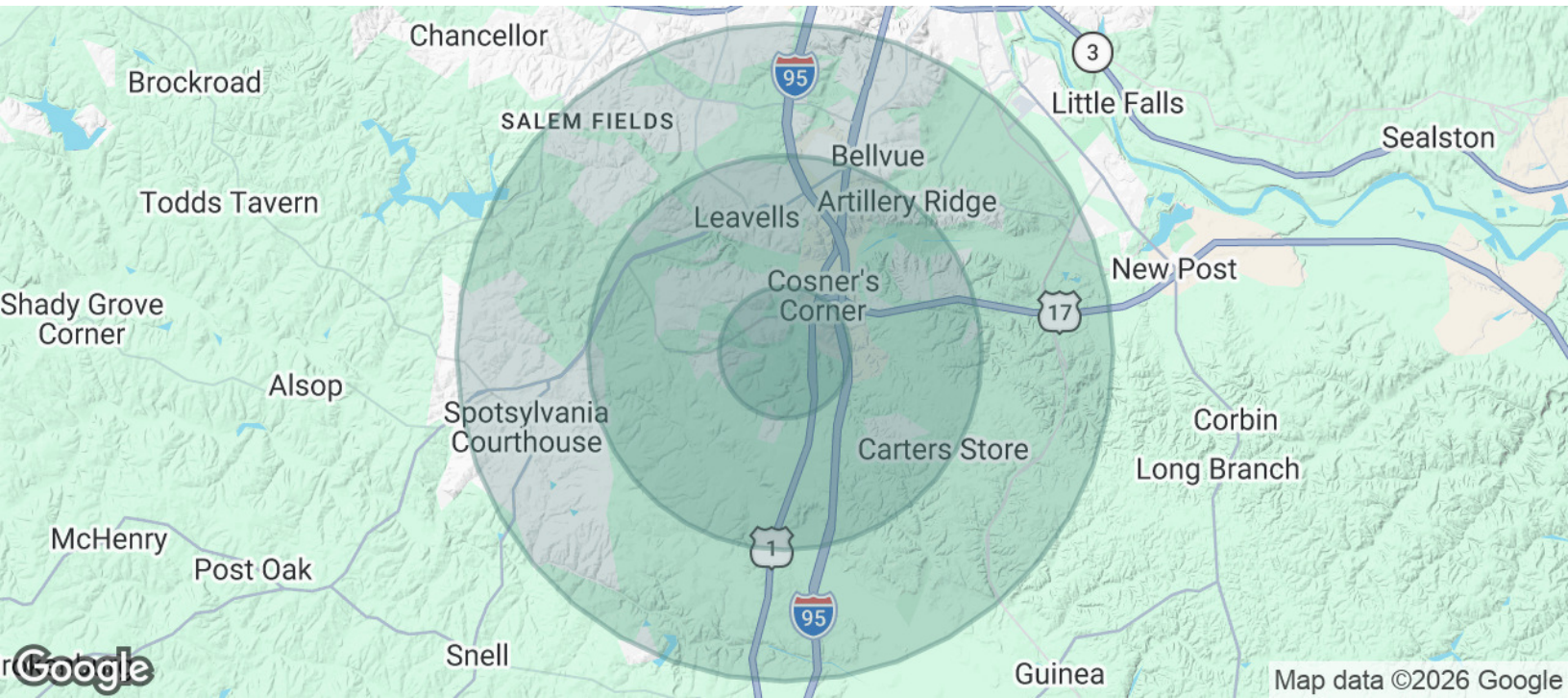
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,711	32,591	77,536
Average Age	42.7	39.7	38.7
Average Age (Male)	44.2	38.1	37.1
Average Age (Female)	41.7	40.8	40.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,806	12,640	28,994
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$122,969	\$120,793	\$120,474
Average House Value	\$484,231	\$399,508	\$378,034

2023 American Community Survey (ACS)

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