



**COLDWELL BANKER  
COMMERCIAL**

**ELITE**

**MCWHIRT LOOP**

**WARRENTON RD (ROUTE 17)**

**SITE  
6.12 AC**

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6.12 AC**

**CELEBRATE VIRGINIA PKWY**

# PRIME RETAIL & FLEX DEVELOPMENT OPPORTUNITY IN FREDERICKSBURG

Celebrate Virginia Parkway & McWhirt Loop, Fredericksburg, VA 22406

Property Type:	Land
Acreage:	6.12
Zoning:	B-2

Unlock an exceptional investment opportunity in the heart of Fredericksburg’s thriving growth corridor. Located at Celebrate Virginia Parkway and McWhirt Loop, these parcels can be sold individually or combined to suit your development needs. With B2 zoning allowing for a wide range of retail and flex uses, the site offers excellent visibility, easy access, and proximity to major amenities and national retailers, including Lowe’s, Goodyear, Sonic, Bojangles, and Giant Food.

Positioned less than 2 miles from I-95 (Exit 133) and surrounded by a dynamic retail environment, this Stafford County property benefits from a business-friendly climate, three AAA bond ratings, and no BPOL tax—making it a strategic choice for developers and investors seeking to capitalize on one of Virginia’s most active commercial markets.

## PROPERTY HIGHLIGHTS

- Prime location in the Fredericksburg area
- Located near many National retailers
- Ideal for Retail or Flex development
- Proximity to key amenities
- Close to major transportation routes

## PROPERTY DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2024 Population	25,984	69,320	245,814
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2024 Households	9,547	25,500	84,127
INCOME	3-MILE	5-MILE	10-MILE
2024 Avg. Household Income	\$130,840	\$133,619	\$150,117





WARRENTON RD (ROUTE 17)

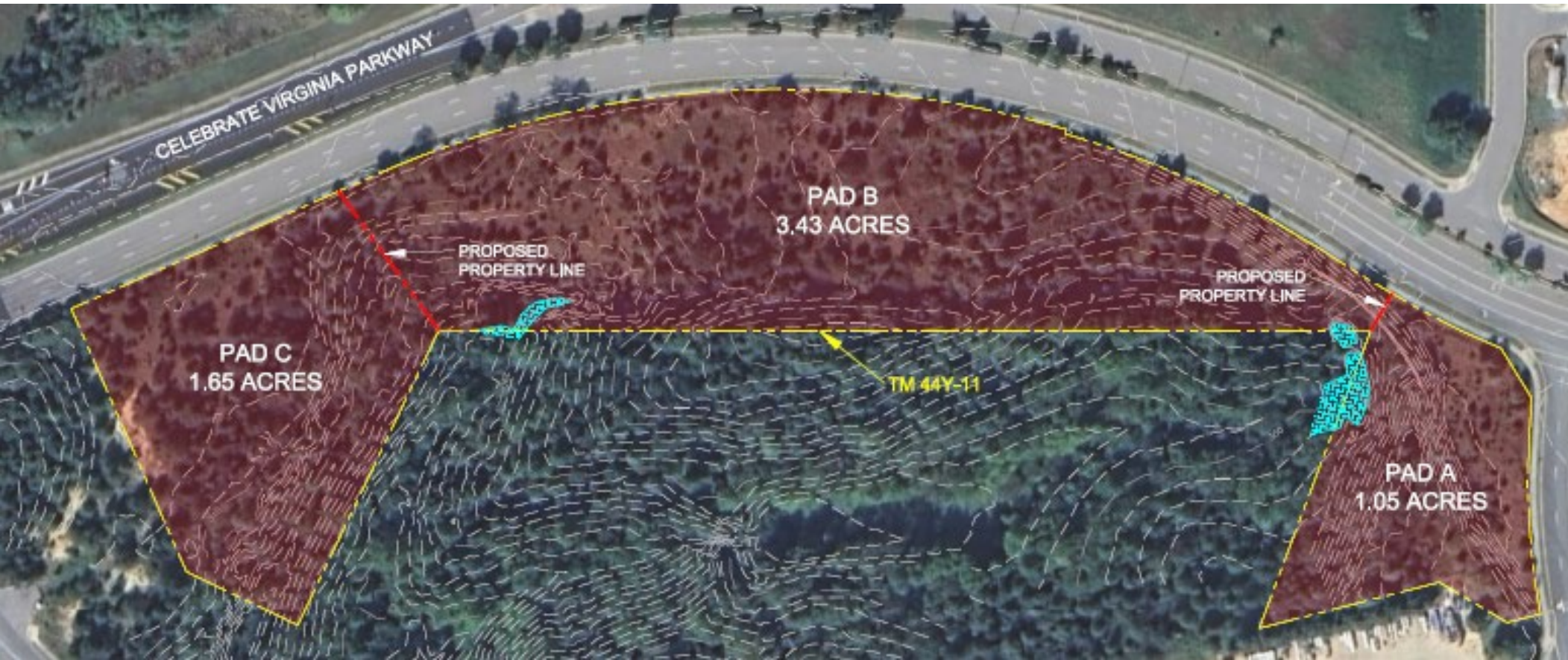
MCWHIRT LOOP

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BANKS FORD PKWY



**# OF LOTS: 3 | TOTAL LOT SIZE: 6.13 ACRES | TOTAL LOT PRICE: \$1,963,250**

STATUS	LOT #	SUB-TYPE	SIZE	PRICE	ZONING
Available	Pad A	Retail-Pad	1.05 Acres	\$525,000	B2
Available	Pad B	Other	3.43 Acres	\$943,250	B2
Available	Pad C	Other	1.65 Acres	\$495,000	B2



OFFERING MEMORANDUM

# PRIME RETAIL & FLEX DEVELOPMENT OPPORTUNITY IN FREDERICKSBURG

CELEBRATE VIRGINIA PARKWAY & MCWHIRT LOOP, FREDERICKSBURG, VA 22406

## FOR MORE INFORMATION PLEASE CONTACT:



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