

AVAILABLE FOR SALE

Rt. 1 at Hood Drive

Fredericksburg, VA 22408



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**18.13 Acres of
Land!**

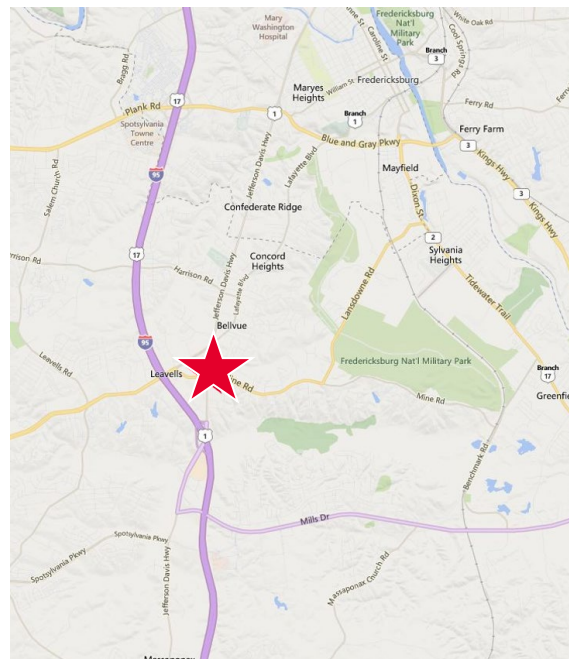
PROPERTY FEATURES



Property Highlights:

- Nearly 1,000 feet of frontage on Rt.1 & 2,000 feet frontage on Hood Dr.
- Located within Spotsylvania County's Technology Zone
- Situated in Spotsylvania County's Primary Development Boundary
- Future Land Use planned for Commercial & Mixed

Nearby Tenants & Retailers:



Specifications:



TOTAL SIZE
18.13 AC

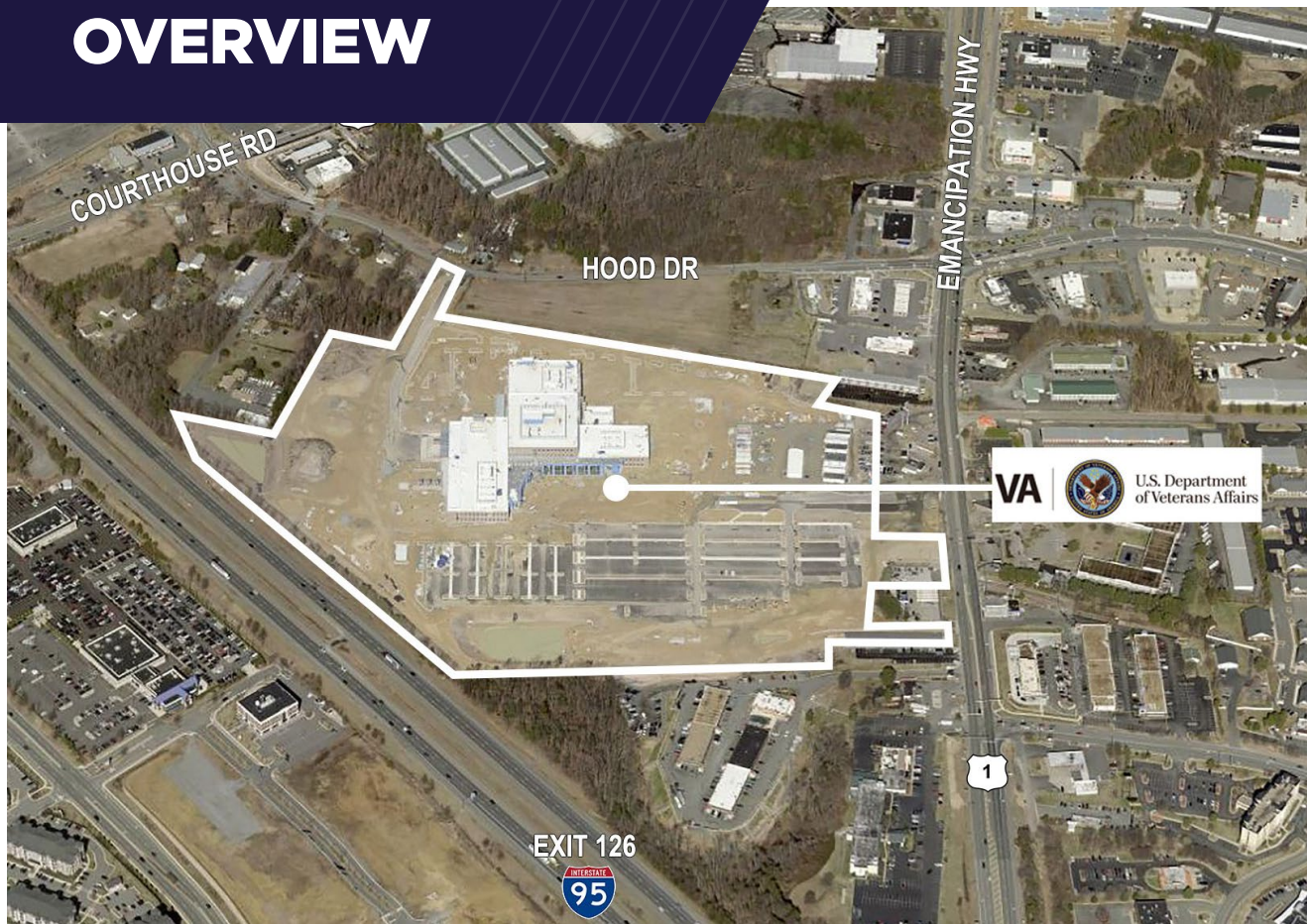


TIMING
AVAILABLE IMMEDIATELY



ZONING
C-3(-11 AC)
R-1(-7 AC)

LOCATION OVERVIEW



NEW VETERANS' AFFAIR CLINIC

The 48-acre assemblage of and located just across Hood Drive, is now the development site for the new U.S. Department of Veteran Affairs major outpatient facility leased to the U.S. Government.

The 450,000+ square feet clinic is expected to generate more than 300 jobs in the first year, then increase to approximately 550 in 2026.



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	3,489	55,903	120,372
Households	1,317	20,933	44,174
Avg. HH Income	\$132,649	\$125,218	\$122,085
Daytime Population	8,381	51,911	125,997

TRAFFIC COUNTS

	VPD
Rt. 1 / Emancipation Highway	27,000
Hood Drive	11,000

