



Colliers

For Sale

6.25 Acres Available

11615 Shannon Dr, Fredericksburg, VA

Asking Price: \$695,000

Lee Cherwek

Vice President

+1 540 373 3434

lee.cherwek@colliers.com

Richmond McDaniel

Associate

+1 540 424 7286

richmond.mcdaniel@colliers.com

Property Summary

Parcel ID: 24-12-8B

There are some wetlands on site with about 4 acres useable.

About The Property

County:	Spotsylvania
Acreage:	6.25 acres
Zoning:	I-2 Industrial - General



Shannon Drive

For Sale or build-to-suit land available located on Shannon Drive.

The property is situated approximately 55 miles south of the Washington D.C. Beltway (I-495/I-95 Interchange) and 50 miles north of Richmond, offering access to nearly nine (9) million consumers within a one hour drive. The population and income levels in the surrounding area have experienced rapid growth since 2000, with projections indicating continued expansion over the next two decades.



Demographic Characteristics

- The land is located 10 minutes from downtown Fredericksburg, with easy access to Interstate 95, Route 1, Route 2 and Route 3.

	2025 population		2025 daytime population		2025 Average Household Income
	3,747 (1 miles)		3,911 (1 miles)		\$89,914 (1 miles)
	50,235 (3 miles)		53,866 (3 miles)		\$108,823 (3 miles)
	117,665 (5 miles)		123,777 (5 miles)		\$106,796 (5 miles)

	1 Mile	3 Miles	5 Miles
Total Businesses	132	2,789	5,427
Total Employees	1,829	31,149	65,384
Total Residential Population	3,747	50,235	117,665
Employee/Residential Population Ratio (per 100)	49	62	56
White Collar Industry	65%	74%	71%
Blue Collar Industry	20%	13%	16%
Service Industry	15%	13%	13%
Unemployment Rate	2.1%	3.4%	3.5%

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