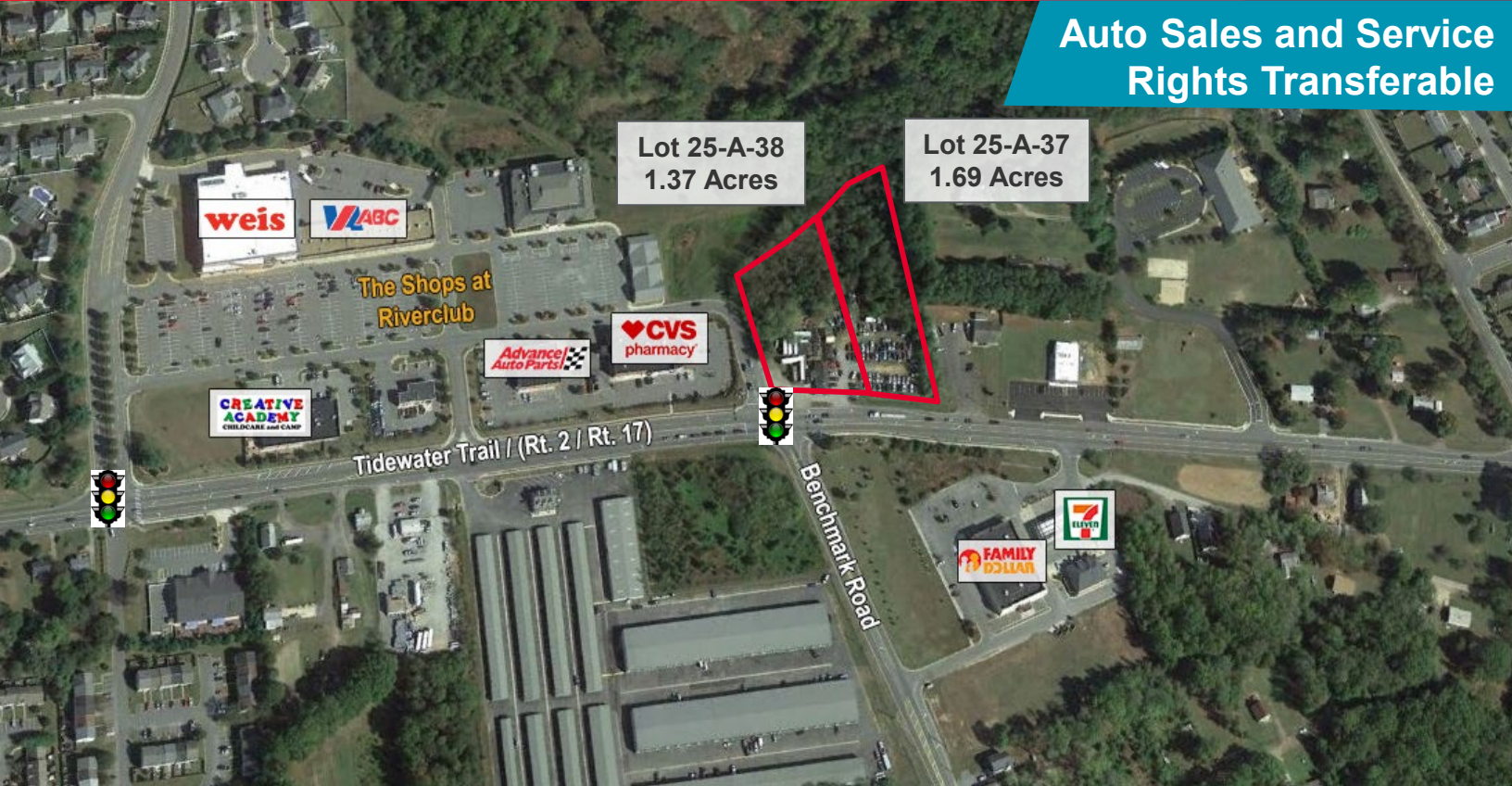


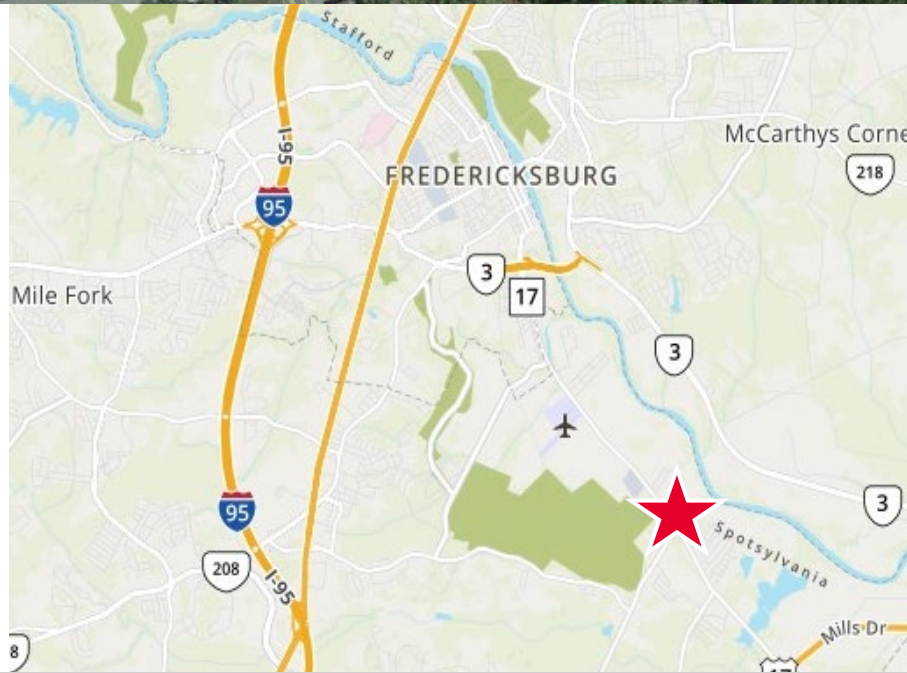
**Auto Sales and Service
 Rights Transferable**



Property Features

- Two parcels totaling 3.06 acres
- Zoned C-3
- Used Auto Sales and Repair transfer with sale
- Located directly next to Weis and CVS anchored River Club Shopping Center
- Signalized intersection at Benchmark Road and Tidewater Trail (Rt. 2 / Rt. 17)
- Currently serves as used tire store/auto sales

Specifications	
Total Size	3.06 Acres
Timing	Available Immediately
Parcel IDs	25-A-38 & 25-A-37



For more information, contact:

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 First Vice President
 540 322 4140
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Eagle Village
 1125 Emancipation Highway, Suite 350
 Fredericksburg, VA 22401-8449
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FOR SALE
10801 & 10733 TIDEWATER TRAIL
(Rt. 2 / Rt. 17)
 Fredericksburg, VA 22408



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