PAD SITE | FOR SALE/LEASE

2200 GORDON W. SHELTON BOULEVARD

FREDERICKSBURG, VIRGINIA 22401

CUSHMAN & WAKEFIELD | THALHIMER

2200 GORDON W. SHELTON BOULEVARD

Fredericksburg, Virginia 22401

Property Overview

- 1.87 Acres on hard corner near Wegmans, Fred Nats Ballpark, the Fredericksburg Convention Center & abundant retail
- Flat, rough-graded pad
- Zoned PD-C (Planned Development-Commercial)
- Ideal for retail, office, medical, or daycare
- New road and bridge planned over Rappahannock River to Stafford County
- Stack Infrastructure announced plans for $10 billion data center along Gordon W. Shelton Boulevard

DEMOGRAPHICS			
	1 MILE	3 MILE	5 MILE
Population	4,950	47,937	127,228
Median Household Income	$95,138	$92,295	$104,508
Daytime Employee Population	4,482	37,367	67,250
Annual Growth 2020-2025	3.40%	2.00%	1.50%

47,937
POPULATION

$92,295
MEDIAN INCOME

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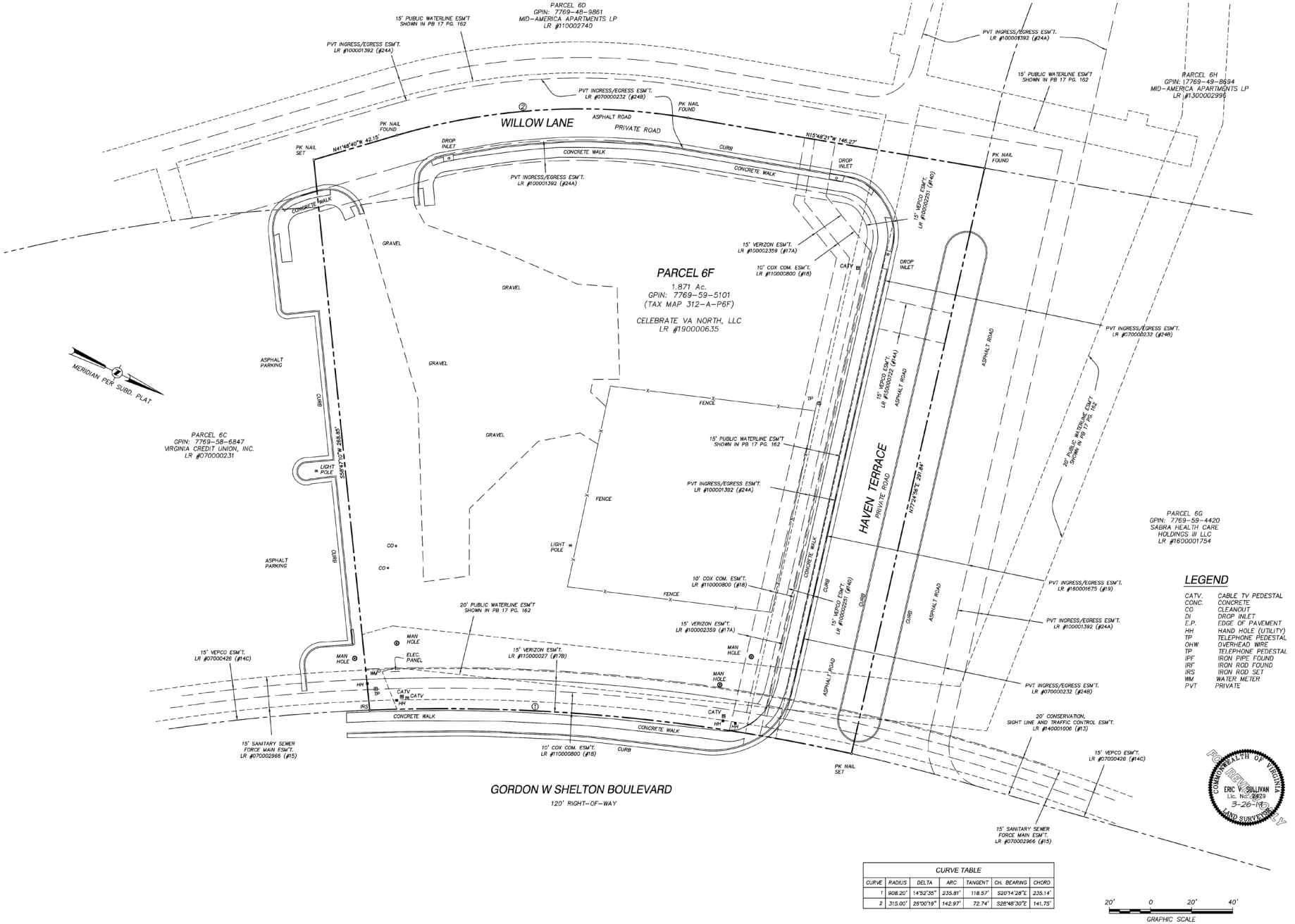

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