

RT. 1 AT HOOD DRIVE

Fredericksburg, VA 22408

AVAILABLE FOR SALE



18.13 ACRES

18.13 ACRES OF LAND

JAMIE SCULLY, CCIM

Senior Vice President

540 322 4140

jamie.scully@thalhimer.com





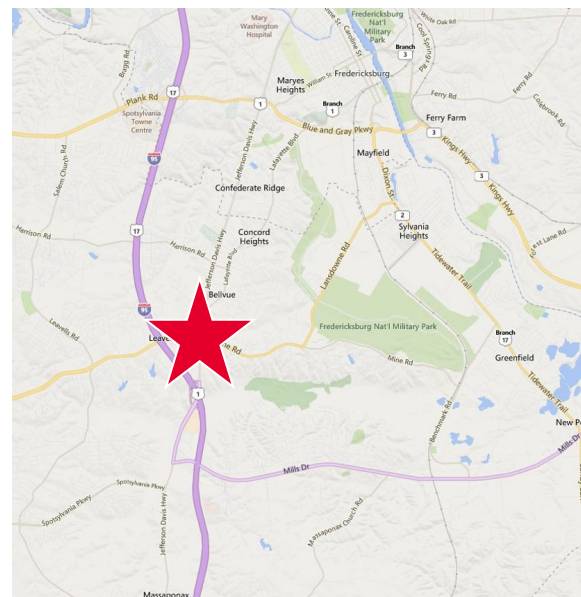
ZONING

Specifications

Total Size: 18.13 AC **Zoning:** C-3 (~11 AC)
Timing: Available Immediately R-1 (~7 AC)

Property Features

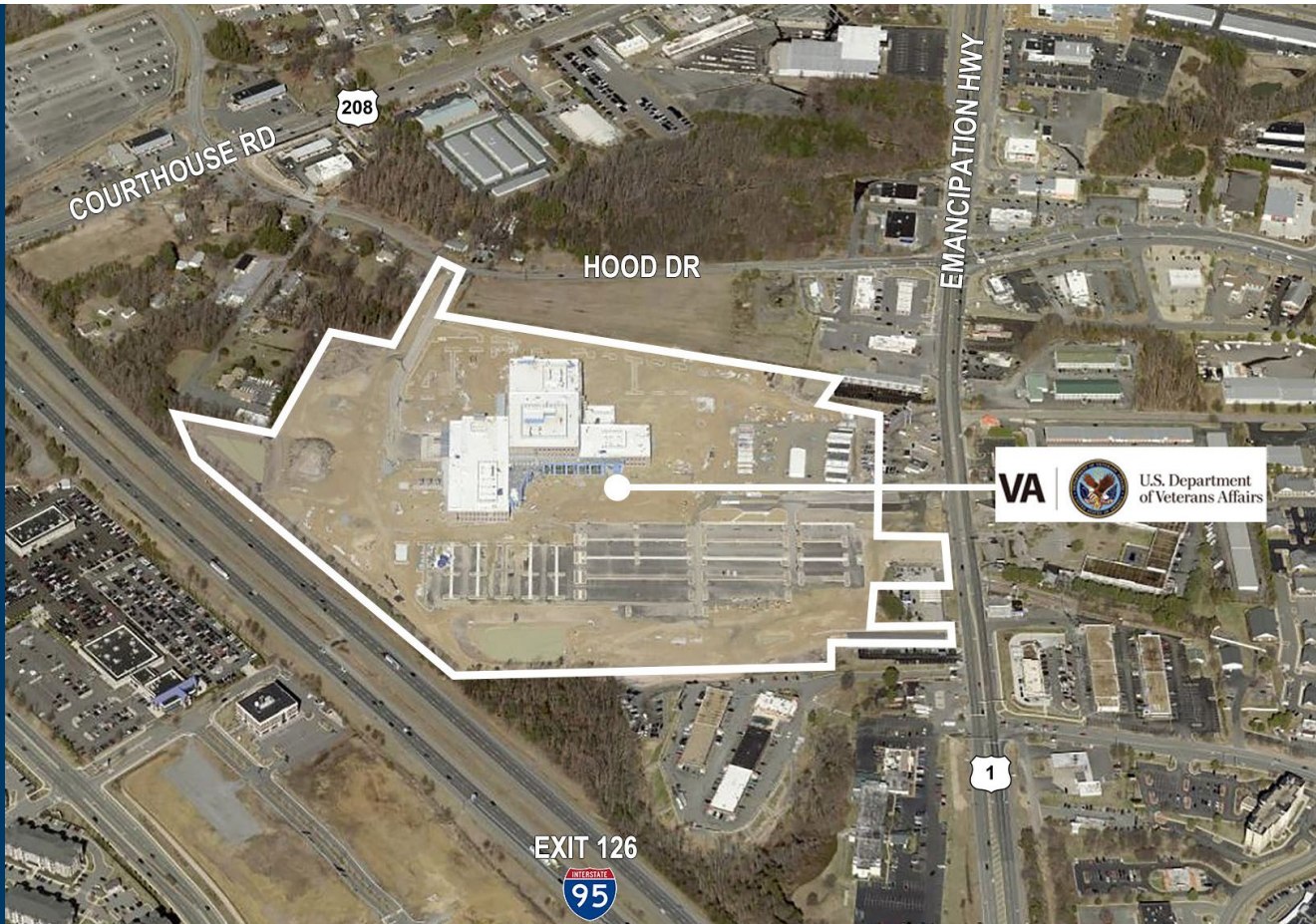
- Nearly 1,000 feet of frontage on Rt. 1 & 2,000 feet frontage on Hood Dr.
- Located within Spotsylvania County's Technology Zone
- Situated in Spotsylvania County's Primary Development Boundary
- Future Land Use planned for Commercial & Mixed



Nearby Tenants & Retailers



NEARBY



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

VA



U.S. Department of Veterans Affairs



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 540 322 4140
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1125 Emancipation Hwy.
 Suite 350
 Fredericksburg, VA 22401
 www.thalhimer.com



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