

1068 – 1076 HOSPITALITY LANE

Fredericksburg, VA 22401

Land For Sale or For Ground Lease



1068-1076 HOSPITALITY LN

1.78 ACRES AVAILABLE

PROPERTY SPECIFICATIONS

ADDRESS:

1068-1076 Hospitality Lane
Fredericksburg, VA 22401

SITE AREA:

1.78 Acres

LISTING PRICE:

\$1,349,500

GROUND LEASE RATE:

\$150,000.00 Per Year

ZONING:

PDC – Planned Development -
Commercial

TIMING:

Available Immediately



PROPERTY FEATURES

- 1.78 Acres available for sale or ground lease in the City of Fredericksburg
- Finished pad site with curbs, gutters, and sidewalks
- Excellent location near lots of amenities, including the Fred Nat's Stadium, Wegmans, several hotels, the retail shops at Central Park, and much more
- Situated in VA Federal opportunity Zone
- Utilities available to the site
- Convenient to I-95; exit 130 and Route 3

NEARBY TENANTS / RETAILERS

SHEETZ

Walmart

Wegmans

CENTRAL PARK

Fredericksburg
Expo & Conference Center
CELEBRATE VIRGINIA!

SILVER
COLLECTION
CARL D. SILVER PARKWAY

FREDERICKSBURG
NATIONALS

Hilton
Garden
Inn

Hampton
by HILTON

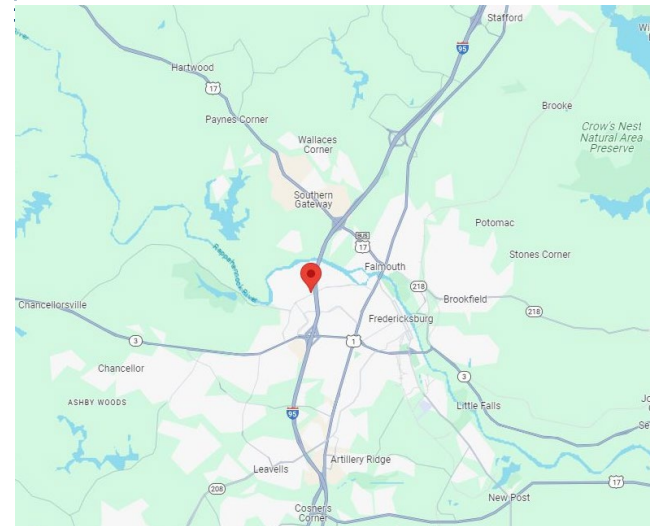
MERCEDES-BENZ

PNC

VOLVO

extended
STAY AMERICA

HOMESWOOD
SUITES by Hilton



PROPOSED SITE PLAN



TRAFFIC COUNTS

	VPD
Fall Hill Ave.	13,000
Carl D. Silver Pkwy.	19,000
I-95	136,000

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	6,151	50,372	121,049
Households	2,415	19,782	44,762
Avg. HH Income	\$97,012	\$116,473	\$125,629
Daytime Population	9,199	69,677	131,883

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Fredericksburg, VA 22401



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