

FOR SALE

CARL D. SILVER & HOSPITALITY LANE

FREDERICKSBURG, VA 22401



THALHIMER

VIRGIL NELSON, CCIM

Senior Vice President | 540 322 4150

virgil.nelson@thalhimer.com

PROPERTY FEATURES



PROPERTY SPECIFICATIONS

ADDRESS:

Carl D Silver Parkway & Hospitality Lane
Fredericksburg, VA 22401

SITE AREA:

1.269 Acres

LISTING PRICE:

\$845,000

APN / PARCEL ID:

\$312-A-2E

ZONING:

PDC - Planned Development - Commercial

TIMING:

Available Immediately

PROPERTY FEATURES

- 1.269 Acres available for sale in the City of Fredericksburg
- Situated between Wegmans and the Fredericksburg Expo Center
- PDC zoning allows for many varied uses
- Excellent location near lots of amenities, including the Fred Nat's Stadium, Wegmans, several hotels, the retail shops at Central Park, and much more
- Utilities available to the site
- Convenient to I-95; exit 130 and Route 3

NEARBY TENANTS / RETAILERS

SHEETZ

Wegmans

Fredericksburg
Expo & Conference Center
CELEBRATE VIRGINIA!

SILVER
COLLECTION
CARL D. SILVER PARKWAY

FREDERICKSBURG
NATIONALS

Hilton
Garden
Inn

Hampton
by Hilton

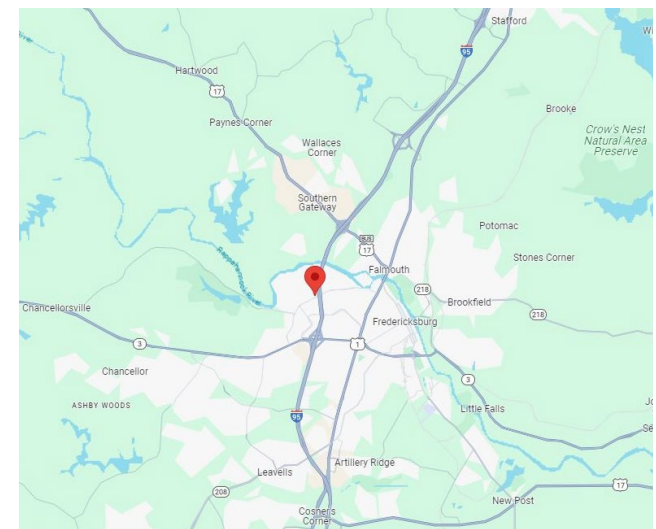
Mercedes-Benz

Cocken Berrel

VOLVO

extended
STAY AMERICA

HOMWOOD
SUITES by Hilton



AREA DEMOGRAPHICS



TRAFFIC COUNTS

	VPD
Fall Hill Ave.	18,000
Carl D. Silver Pkwy.	20,000
I-95	149,000

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	5,741	49,429	120,052
Households	2,266	19,462	44,321
Avg. HH Income	\$97,349	\$115,756	\$125,552
Daytime Population	8,026	68,900	131,117



VIRGIL NELSON, CCIM
Senior Vice President
540 322 4150
virgil.nelson@thalhimer.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield | Thalhimer © 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.