

FOR SALE
CARL D. SILVER & HOSPITALITY LANE

FREDERICKSBURG, VA 22401



CARL D SILVER PKWY & HOSPITALITY LN

HOSPITALITY LN

JACKIE ROBINSON WY

CARL D SILVER PKWY

FALL HILL AVE



**1.269 ACRES
FOR SALE**



VIRGIL NELSON, CCIM
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PROPERTY FEATURES



PROPERTY SPECIFICATIONS

ADDRESS:
Carl D Silver Parkway & Hospitality Lane Fredericksburg, VA 22401

SITE AREA:
1.269 Acres

LISTING PRICE:
\$845,000

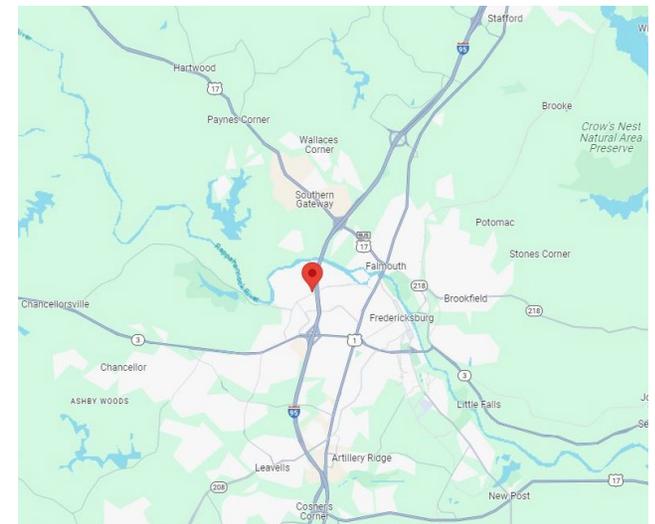
APN / PARCEL ID:
\$312-A-2E

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

Cockeye Farms

VOLVO

extended STAY AMERICA

HOMewood 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



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