

9940 TIDEWATER TRAIL

9940 Tidewater Trail, Fredericksburg, VA, 22408

SIZE: 1.8 ACRES
PRICE: NEGOTIABLE
DELIVERY: IMMEDIATE

ROUTE 17 / MILLS DRIVE ACCESS ACQUIRED FROM VDOT

TIDEWATER TRAIL ACCESS APPROVED BY COUNTY AND VDOT

Route 17 / Mills Drive - 8,195 VPD

COMMERCIAL LAND FOR SALE

SITE DETAILS

- 1.8 acres
- Located at the corner of Route 17 / Mills Drive and Tidewater Trail
- C-3 zoning permits by right: Fuel dispensing service, convenience store, car wash, eating establishment, carry out/fast food, financial institutions, vehicle service establishments, and shopping centers
- Access to Route 17 / Mills Drive and Tidewater Trail already approved by the county
- Less than 2 miles east of Spotsylvania VRE commuter train station
- Adjacent to Publix Virginia Soccer Training Center
- Within 2 miles of 700 homes recently completed, proposed, or under development

DEMOGRAPHICS | 2022:

	1-MILE	3-MILE	5-MILE
POPULATION	1,436	10,082	36,785
DAYTIME POPULATION	146	1,771	10,629
HOUSEHOLDS	490	3,466	13,210
AVERAGE HH INCOME	\$125,104	\$128,624	\$122,494

TRAFFIC COUNTS | 2022:

TIDEWATER TRAIL	7,374 VPD
ROUTE 17 / MILLS DRIVE	8,195 VPD
SANDY LAND DRIVE	5,781 VPD

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MARKET AERIAL

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For More Information, Please Contact:

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