

COWAN STATION

1100 Spotsylvania Ave, Fredericksburg, VA 22401
Spotsylvania County



RETAIL FOR LEASE

JOIN NEARBY RETAILERS:



- Pad Sites and Retail for Lease
- Size:
 - Pads: 0.75 - 1.5 AC
 - Retail: 1,200 - 10,200 SF
- Centrally Located at the Intersection of Rt 1 & Rt 3
- Traffic: 33,000 VPD on Emancipation Hwy
- Zoning: CH (Commercial Highway)

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bgalles@klnb.com
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Billy Kelly
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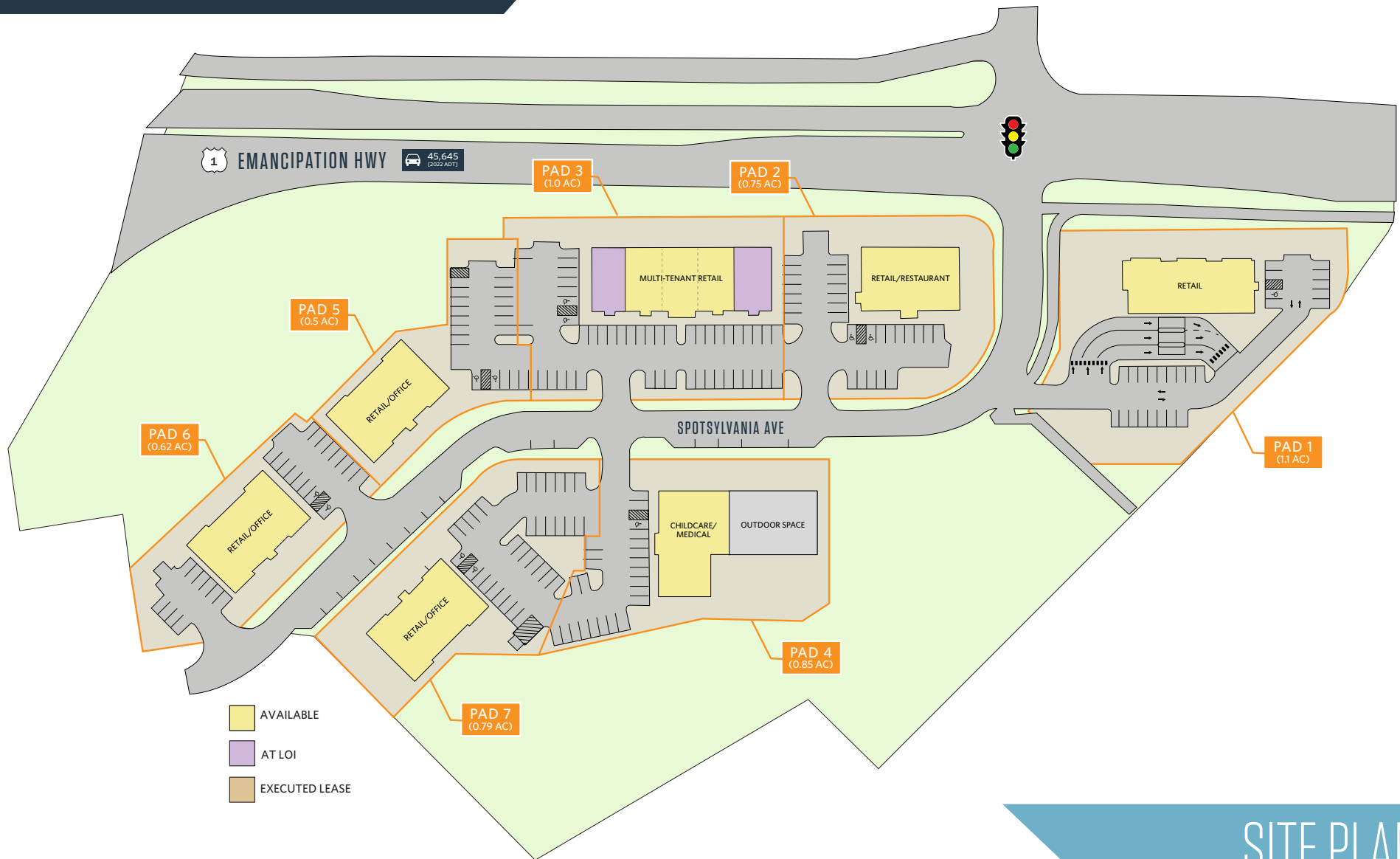
8065 Leesburg Pike, Suite 700
Tysons, VA 22182
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Jarrell Properties
Real Estate Development

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SITE PLAN

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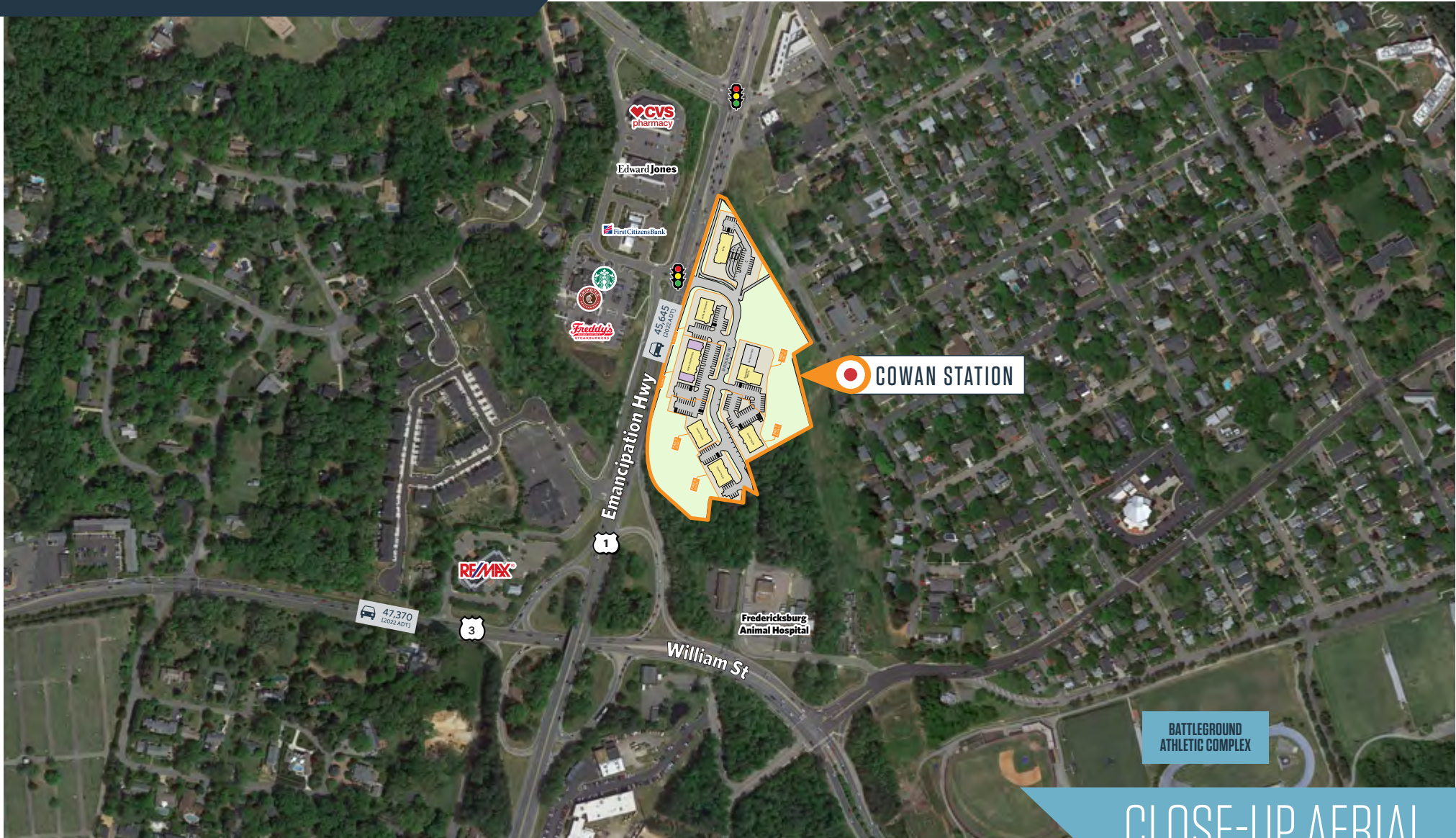
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CLOSE-UP AERIAL

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FREDERICKSBURG



MARKET AERIAL

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DEMOGRAPHICS | 2023:

1-MILE	3-MILE	5-MILE
Population		
11,382	58,075	122,620
Daytime Population		
10,846	48,655	46,123
Households		
4,229	22,048	46,018
Average HH Income		
\$107,642	\$118,876	\$123,671

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

Emancipation Hwy (Route 1)	45,645 ADT
William Street (Route 3)	47,370 ADT

LOCATION & DEMOGRAPHICS

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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