

1675 DIXON STREET

Fredericksburg, VA 22401
Spotsylvania County



NEARBY RETAILERS



PAD FOR GROUND LEASE

- 1.5 acres available for ground lease. Ownership will consider a build to suit. Zoned Commercial Highway District (C-H).
- Highly visible pad site along Rt. 17 with over 24,000 VPD.
- VDOT will be widening Rt. 17 from two to four travel lanes that extends south of Shannon airport.
- Corridor is experiencing rapid growth, 600+ apartment units delivering soon less than a mile away from the site.
- Multiple new residential units coming to New Post which is 3 miles south of the site. New Post is home to the 16 field Publix Virginia Training Soccer facility.

LEASED BY:

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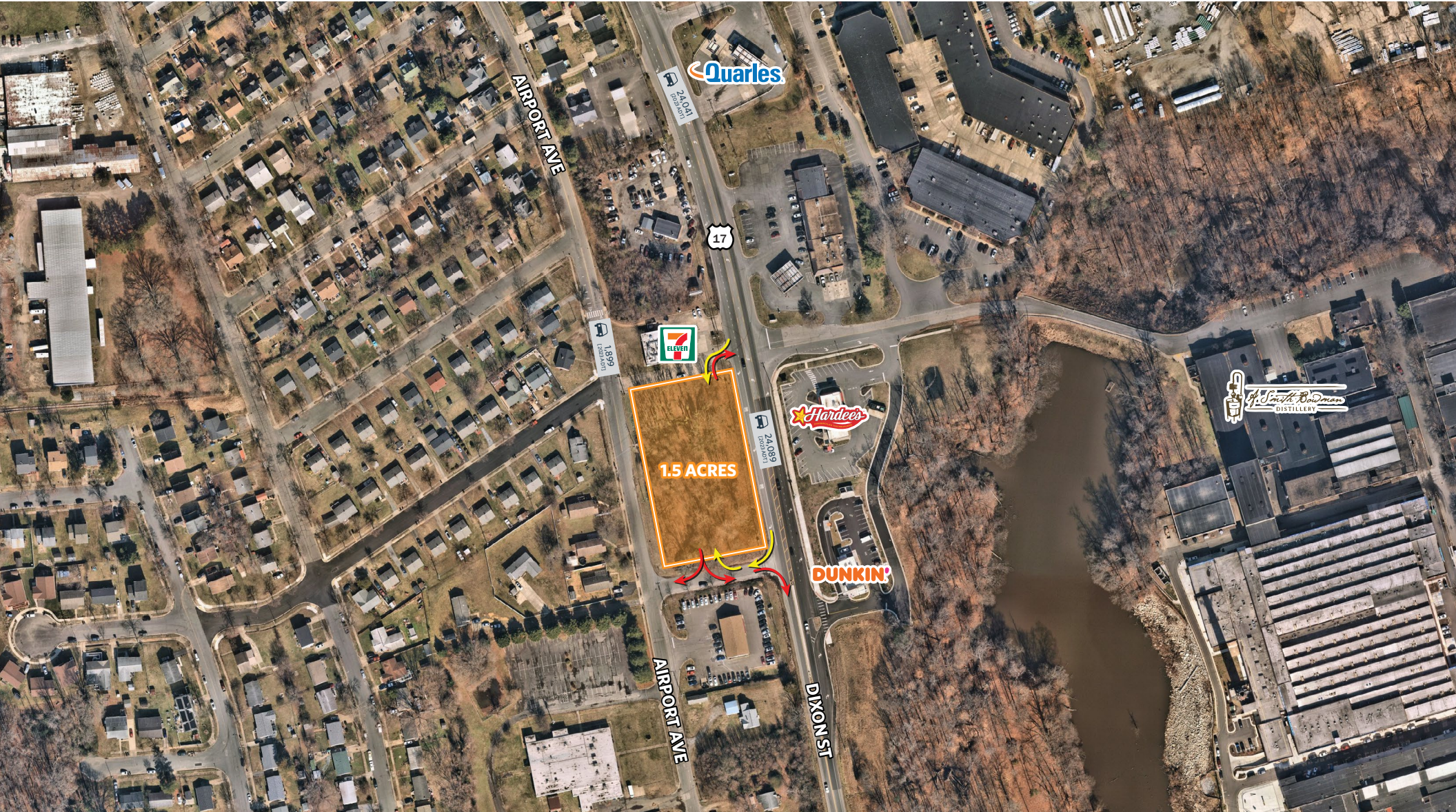
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CLOSE-UP AERIAL



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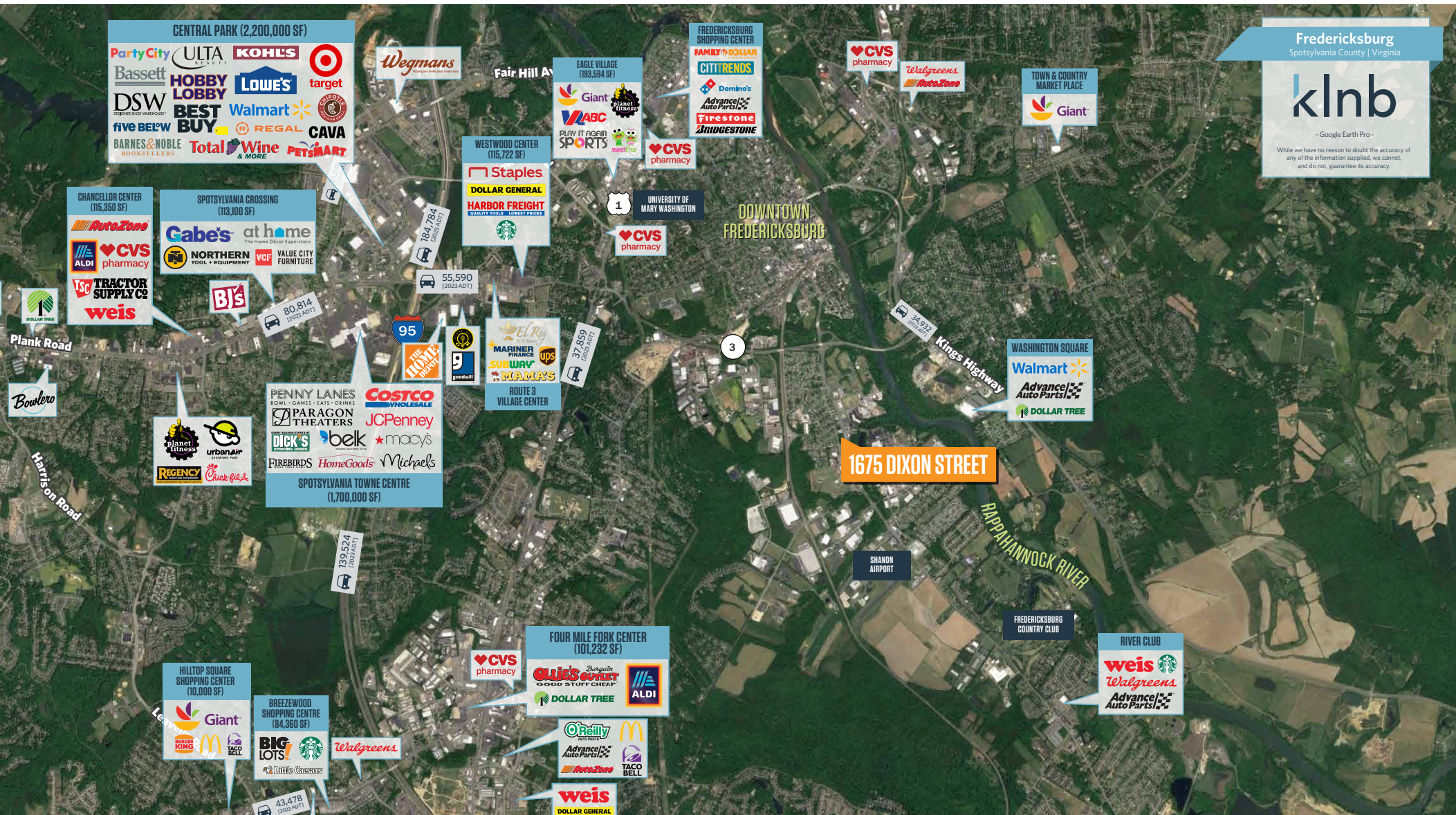
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MARKET AERIAL



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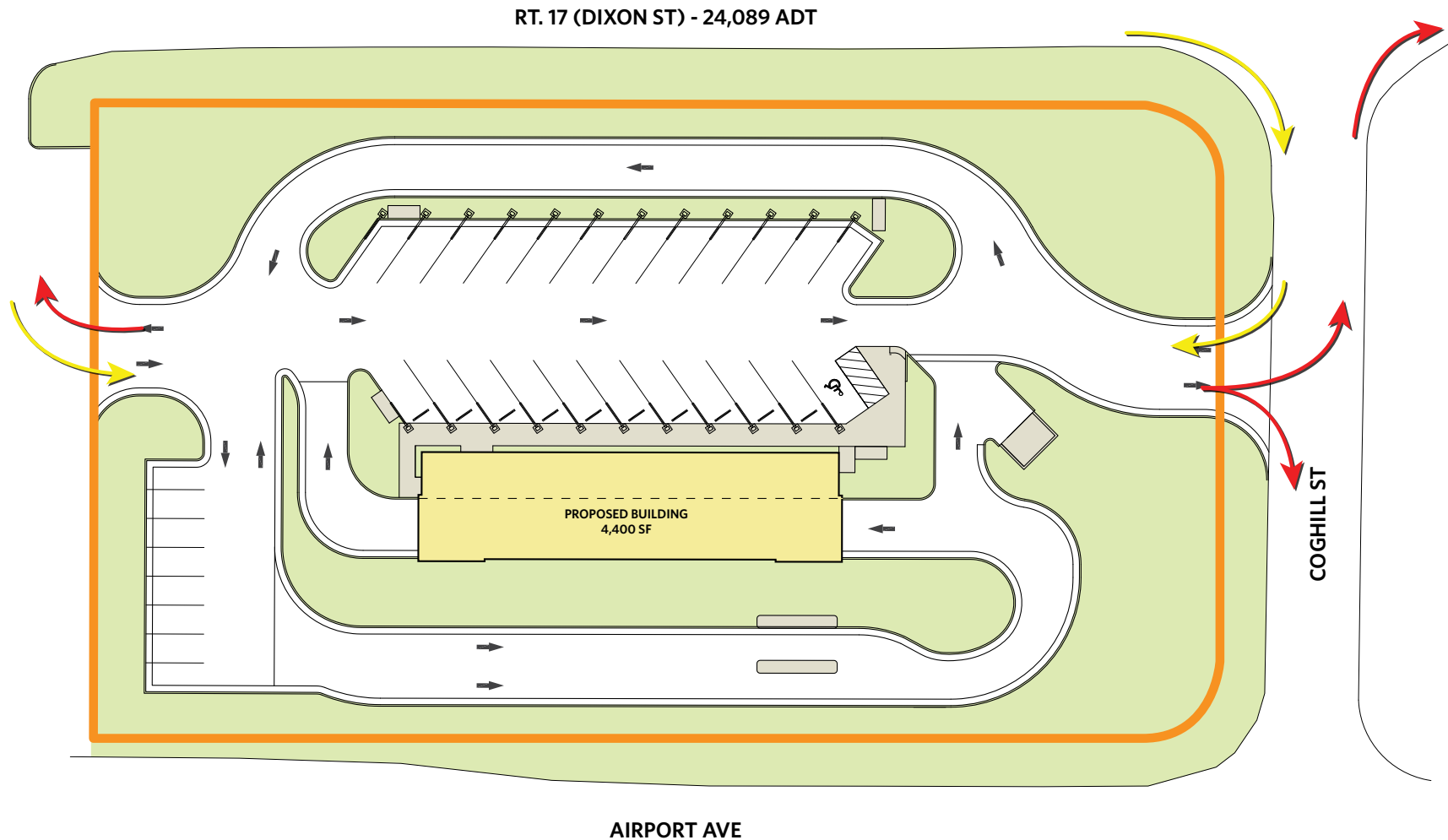
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SITE PLAN

CONCEPTUAL SITE PLAN 1



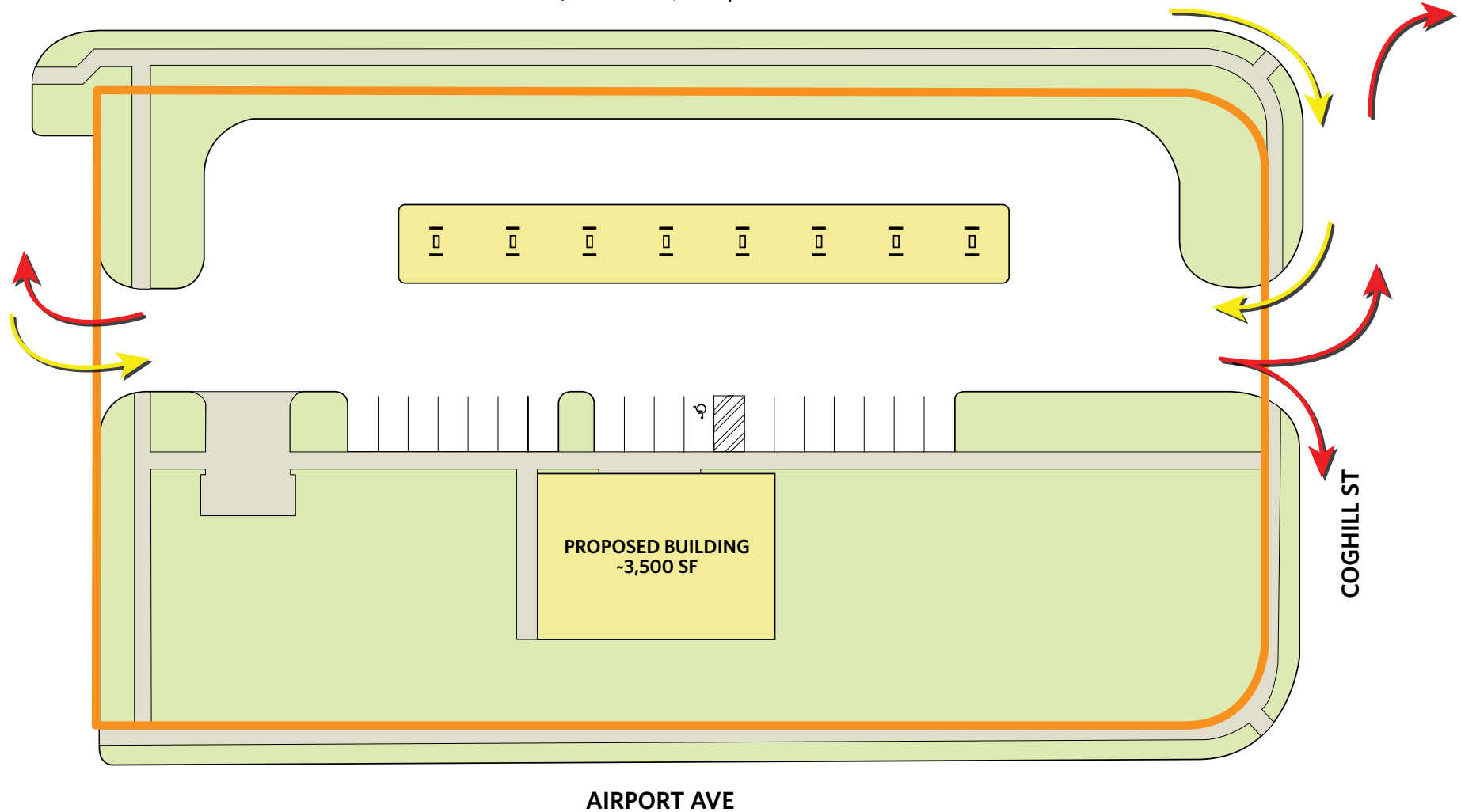
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SITE PLAN

CONCEPTUAL SITE PLAN 2

RT. 17 (DIXON ST) - 24,089 ADT



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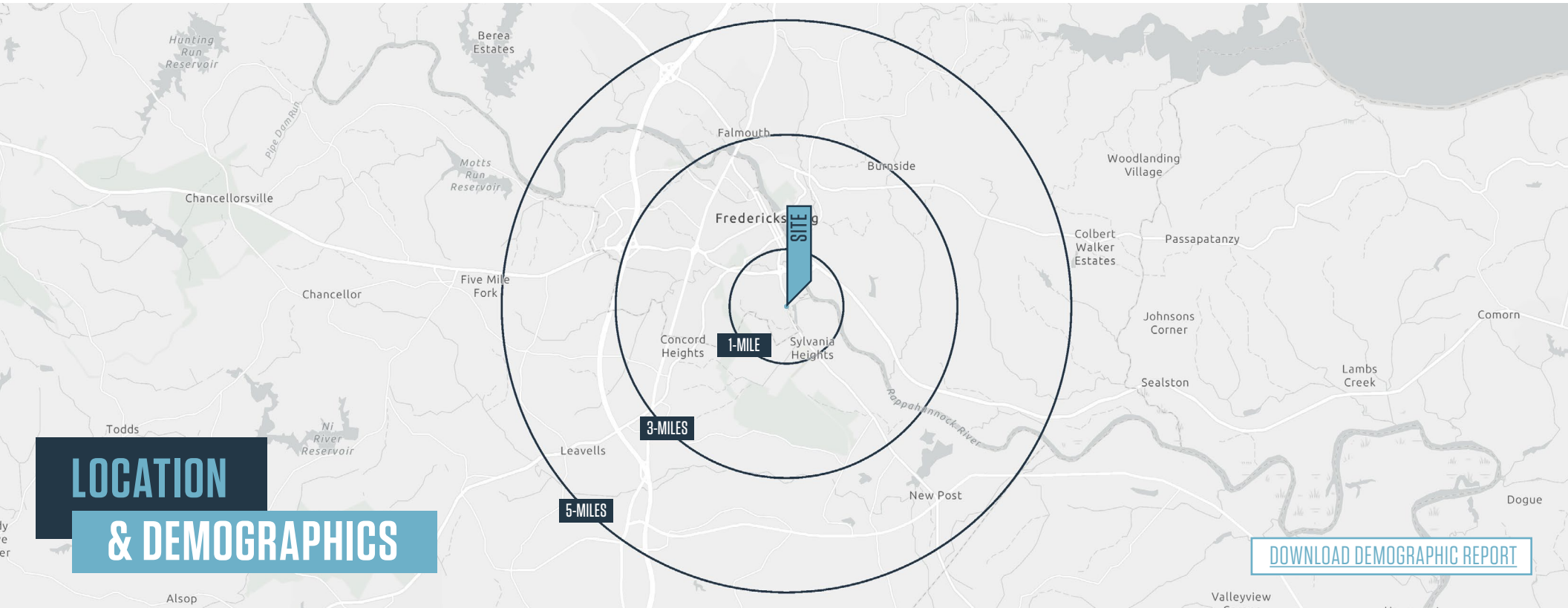
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TRAFFIC COUNTS | 2023

Rt. 17 (Dixon Street)	24,089 ADT
Blue and Grey Parkway	39,034 ADT

	1-MILE	3-MILES	5-MILES				
	Population 4,500	49,636	112,947		Households 1,877	18,984	42,667
	Daytime Population 4,243	36,568	70,652		Average Household Income \$136,692	\$135,993	\$135,598

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[CLICK TO VIEW PROPERTY WEBSITE](#)

For More Information, Please Contact:

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