

CARTER'S CROSSING

25 S Gateway Dr, Fredericksburg, VA 22406
Spotsylvania County



JOIN



NEARBY RETAILERS



RETAIL FOR LEASE

- 2nd generation restaurant
- Endcap with patio
- Pylon signage available

LEASED BY:

klnb

Forrest Morrill
fmorrill@klnb.com
703-268-2707

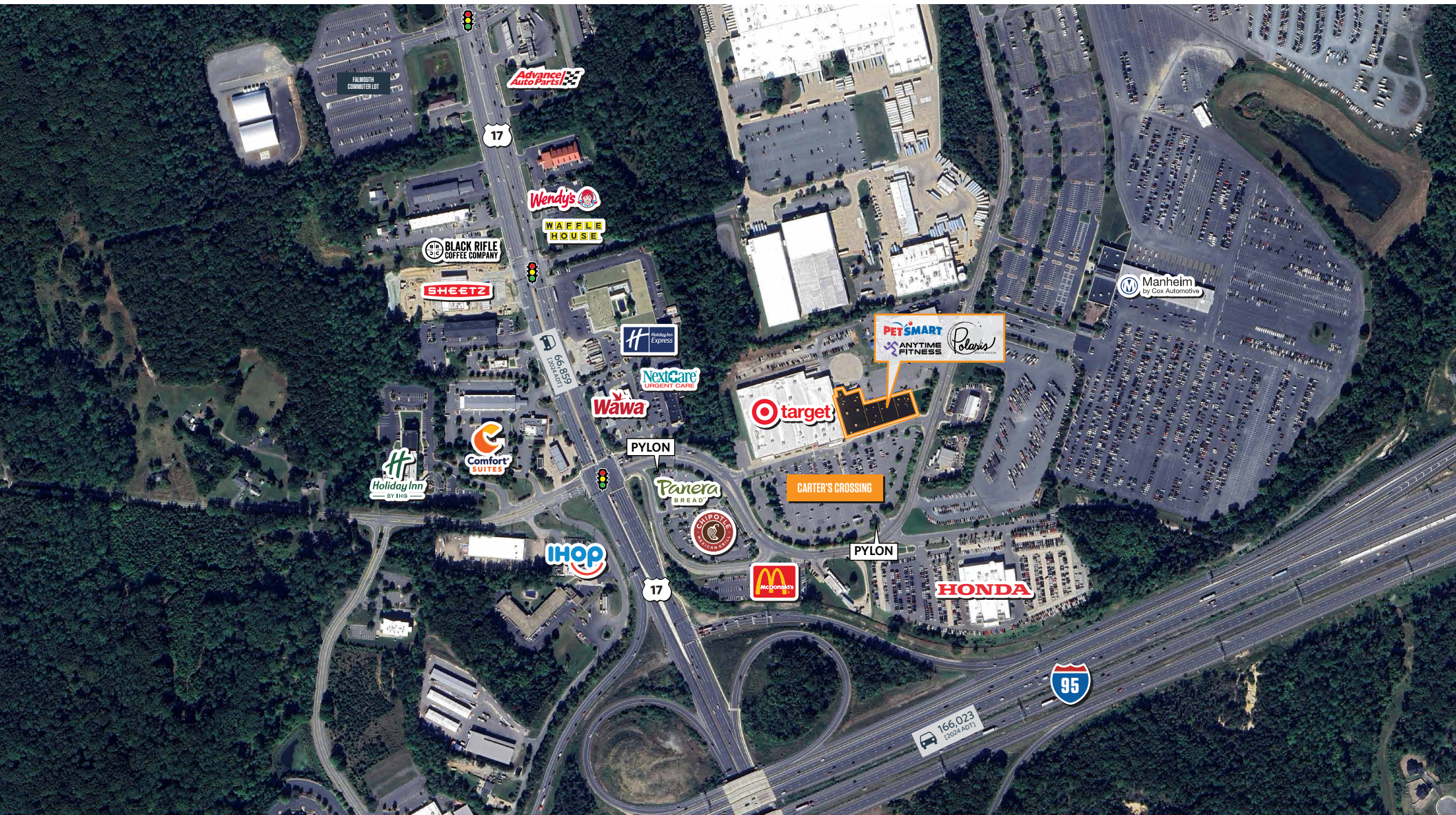
Billy Kelly
bkelly@klnb.com
703-268-2706

8065 Leesburg Pike, Suite 700, Tysons, VA 22182
klnb.com

CARTER'S CROSSING

25 S Gateway Dr, Fredericksburg, VA 22406
Spotsylvania County

MARKET AERIAL



Forrest Morrill
fmorrill@klnb.com
703-268-2707

Billy Kelly
bkelly@klnb.com
703-268-2706

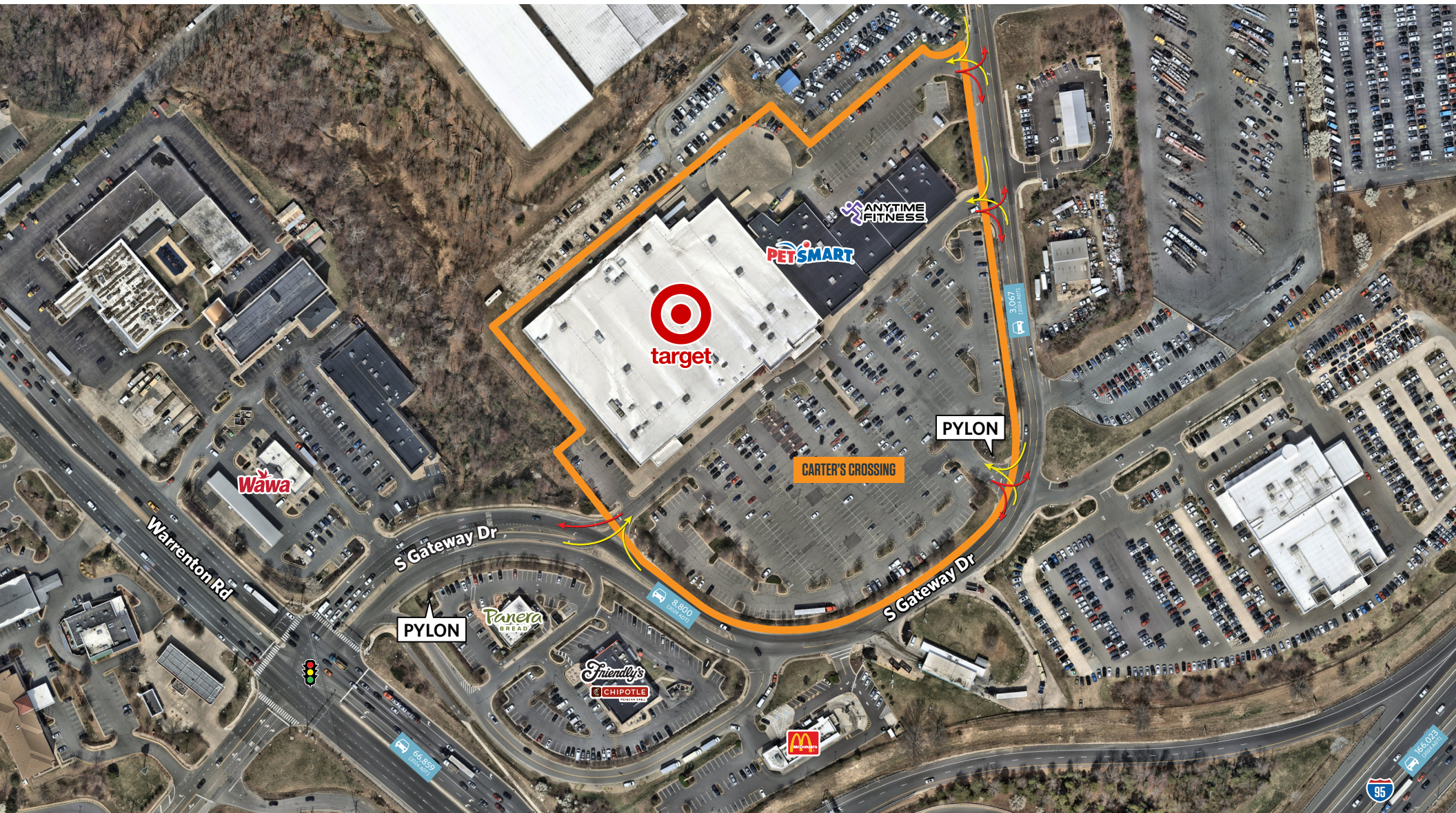
8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com

klnb

CARTER'S CROSSING

25 S Gateway Dr, Fredericksburg, VA 22406
Spotsylvania County

CLOSE-UP AERIAL



Forrest Morrill
fmorrill@klnb.com
703-268-2707

Billy Kelly
bkelly@klnb.com
703-268-2706

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com

klnb

CARTER'S CROSSING

25 S Gateway Dr, Fredericksburg, VA 22406
Spotsylvania County

SITE PLAN



Forrest Morrill
fmorrill@klnb.com
703-268-2707

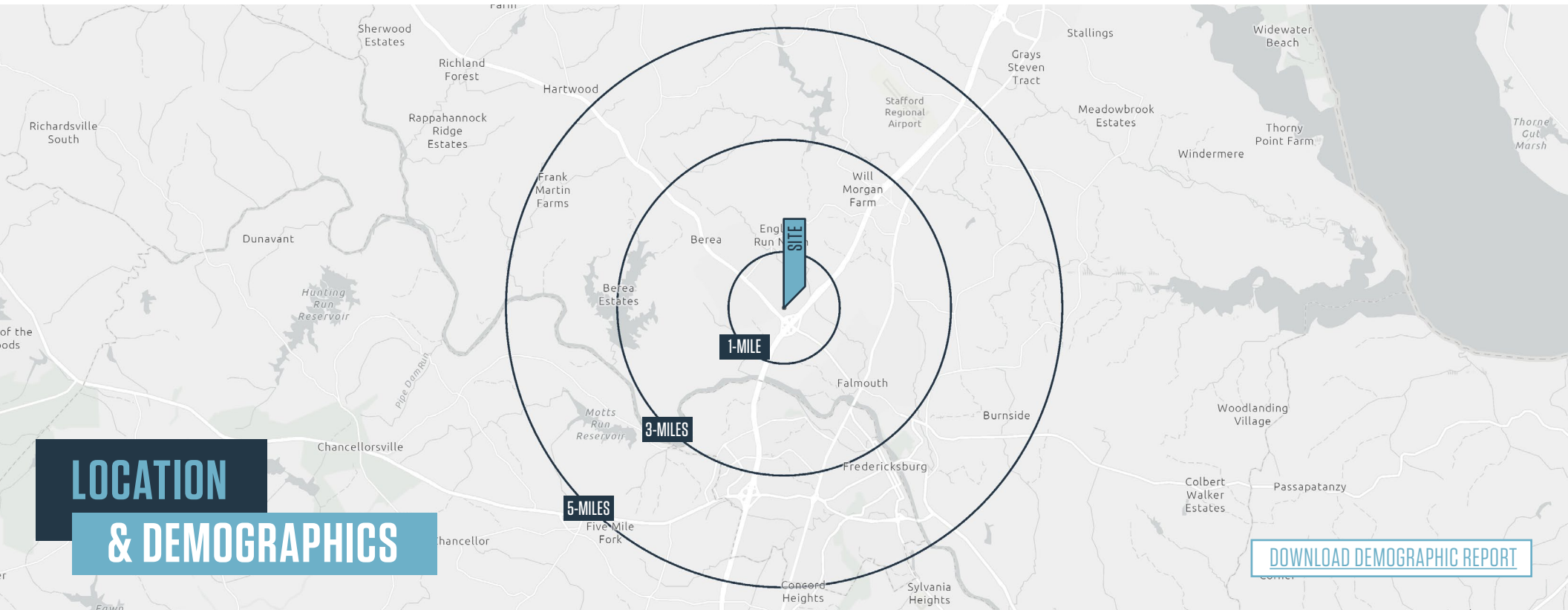
Billy Kelly
bkelly@klnb.com
703-268-2706

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com

klnb

CARTER'S CROSSING

25 S Gateway Dr, Fredericksburg, VA 22406
Spotsylvania County



TRAFFIC COUNTS | 2024

S Gateway Dr	8,800 ADT
Warrenton Rd	66,859 ADT
I-95	166,023 ADT

2026	1-MILE	3-MILES	5-MILES	1-MILE	3-MILES	5-MILES	
	Population 5,849	42,199	91,749		Households 2,149	16,537	34,657
	Daytime Population 5,389	28,613	58,525		Average Household Income \$130,451	\$131,037	\$135,361

Forrest Morrill
fmorrill@klnb.com
703-268-2707

Billy Kelly
bkelly@klnb.com
703-268-2706

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com



CARTER'S CROSSING

25 S Gateway Dr, Fredericksburg, VA 22406

Spotsylvania County

[CLICK TO VIEW PROPERTY WEBSITE](#)

For More Information, Please Contact:

Forrest Morrill
fmorrill@klnb.com
703-268-2707

Billy Kelly
bkelly@klnb.com
703-268-2706



While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com

