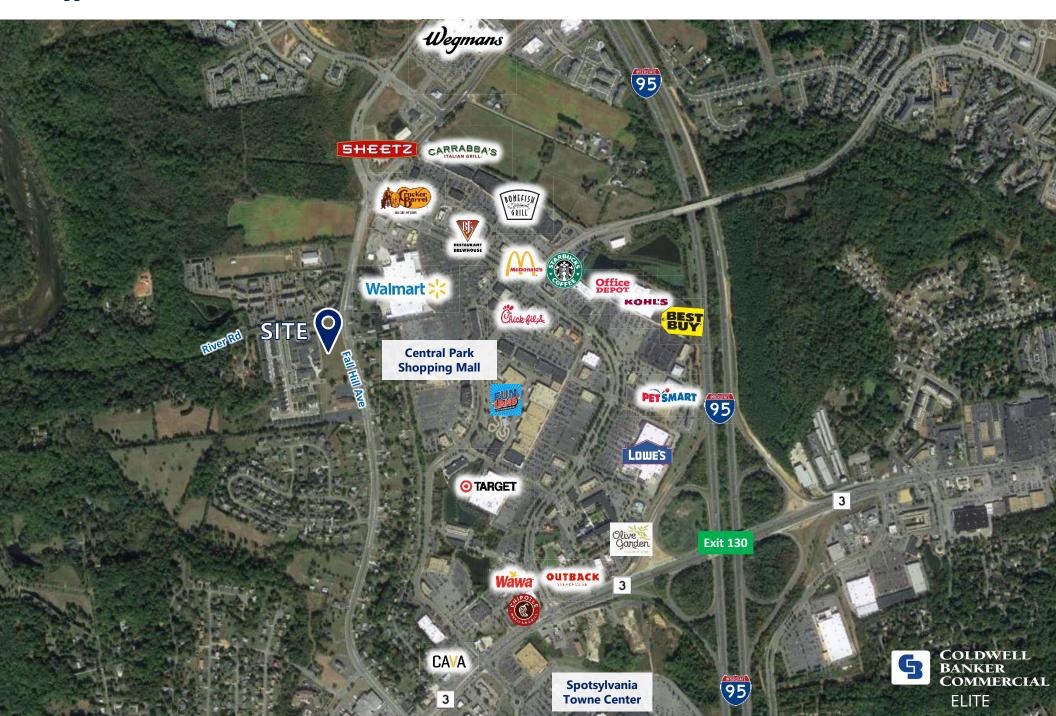


FOR SALE OR GROUND LEASE: 1.3 ACRES IN FREDERICKSBURG, VA

Bragg Road & River Road





OVERVIEW

1.3 Acre Commercial Parcel located at the signalized corner of Bragg Rd and River Rd. Zoned C-2. Flat, level parcel ready for development. Located in Spotsylvania County next to Central Park Mega-Center. Available for Sale or Ground Lease.





HIGHLIGHTS

- 1.3 Acre parcel for sale or ground lease
- Zoned C-2 in Spotsylvania County
- Less than 1 mile from Plank Road/Route 3
- Located at signalized intersection
- Close to Central Park
- Less than 2 miles from I-95 via Exit 130
- Nearby retail amenities



















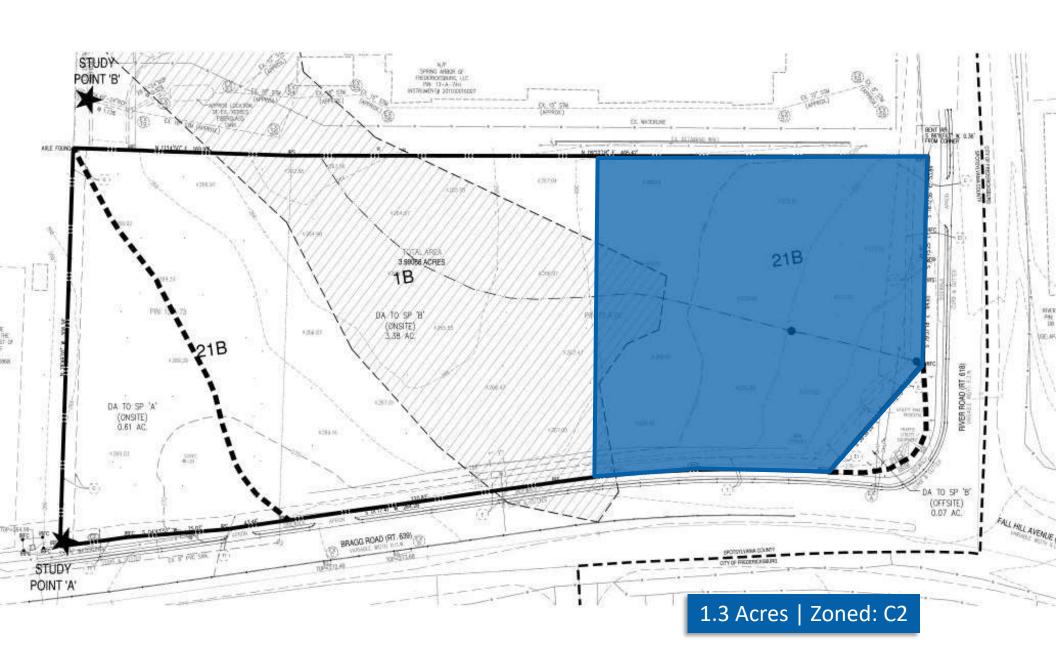




MILE RADIUS	5 MILE	10 MILES	15 MILES
POPULATION	99,052	205,522	321,617
HOUSEHOLDS	36,150	71,864	108,599
AVERAGE HH INCOME	\$79,984	\$89,146	\$93,699



SITE PLAN





Bragg Road & River Road

for more information, please contact:

BEN KEDDIE, CCIM

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540.786.1402



All information contained herein was made based upon information furnished to us by the owner or from sources we believe are reliable. While we do not doubt its accuracy, we have not verified it and we do not make any guarantee, warranty or representation about it. The property offered is subject to prior sale, lease, change of price or withdrawal from the market without notice.