

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

Bragg Road & River Road



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ELITE



# LAND

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.





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## 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

Walmart

Target

SHEETZ

KOHL'S

McDonald's

Chick-fil-A

Target

CARRABBA'S  
ITALIAN GRILL

Cracker Barrel  
OLD COUNTRY STORE

BJ's

RESTAURANT  
BREWHOUSE

STARBUCKS  
COFFEE

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



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## SITE PLAN





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for more information, please contact:

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