



COMMERCIAL DEVELOPMENT SITE

O SHANNON DRIVE | FREDERICKSBURG, VA 22408

FEATURES

- 7.51 Acre Site of Potential Commercial Development.
- Zoned: I-2.
- Located in Shannon Drive Industrial Park ready for development
- Surrounded by Universal Dynamics, Carter Lumber, Fiber Technologies, Pepsi-Cola Co, Trussway, M&M Auto Parts, Print Innovators as well as many retail attractions.
- Owners will consider a Build-To-Suit and/or a Ground Lease.
- Located near Downtown Fredericksburg.
- Easy access to I-95, Jefferson Davis Hwy (Rte.1), Tidewater Trail (Bus. 17) and CSX.

SPACE TYPE	Land For Sale		
AVAILABLE SPACE	7.51 Acres		
ASKING PRICE	\$975,000		
DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2021 Population	4,611	47,768	117,022
Avg HHH Income	\$91,072	\$103,535	\$102,729
Daytime Employment	3,306	40,246	65,477
Traffic Count	1,752 VPD on Shannon Dr 24,234 VPD on Tiderwater Trl		

^{*} Detailed demographics upon request



Coleman Stewart:

Commercial Sales and Leasing 804.864.9788 Ext. 111 (O) | 540.841.5383 (M) colemanstewart@taylorlongproperties.com





Last Modified 05/13/21

O Shannon Dr 7.51AC Fredericksburg





AERIAL





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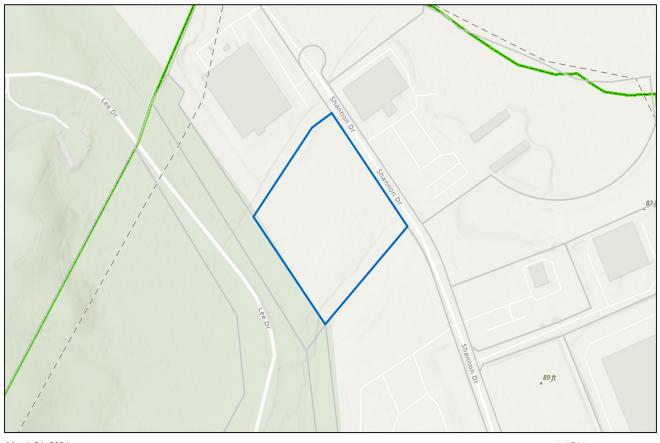
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PARCEL

0 Shannon Dr, Fredericksburg



March 24, 2021

Tax County Boundary



NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland,







MAP

