

# COMMERCIAL DEVELOPMENT SITE

0 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.

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

\* Detailed demographics upon request



**AVAILABLE**  
**Taylor Long**  
**PROPERTIES**  
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## AERIAL







## PARCEL

0 Shannon Dr, Fredericksburg



March 24, 2021

 Tax County Boundary

1:4,514  
0 165 330 660 ft  
0 50 100 200 m

None, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasystelsen, Rijkswaterstaat, GSA, Geoland,





## MAP

