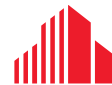




PAD SITE | FOR SALE/LEASE

**2200 GORDON
W. SHELTON BOULEVARD**
FREDERICKSBURG, VIRGINIA 22401



CUSHMAN &
WAKEFIELD

THALHIMER

2200 GORDON W. SHELTON BOULEVARD

Fredericksburg, Virginia 22401

Property Overview

- 1.87 Acres on hard corner near Wegmans, Fred Nats Ballpark, the Fredericksburg Convention Center & abundant retail
- Flat, rough-graded pad
- Zoned PD-C (Planned Development-Commercial)
- Ideal for retail, office, medical, or daycare
- New road and bridge planned over Rappahannock River to Stafford County
- Stack Infrastructure announced plans for \$10 billion data center along Gordon W. Shelton Boulevard



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	4,950	47,937	127,228
Median Household Income	\$95,138	\$92,295	\$104,508
Daytime Employee Population	4,482	37,367	67,250
Annual Growth 2020-2025	3.40%	2.00%	1.50%



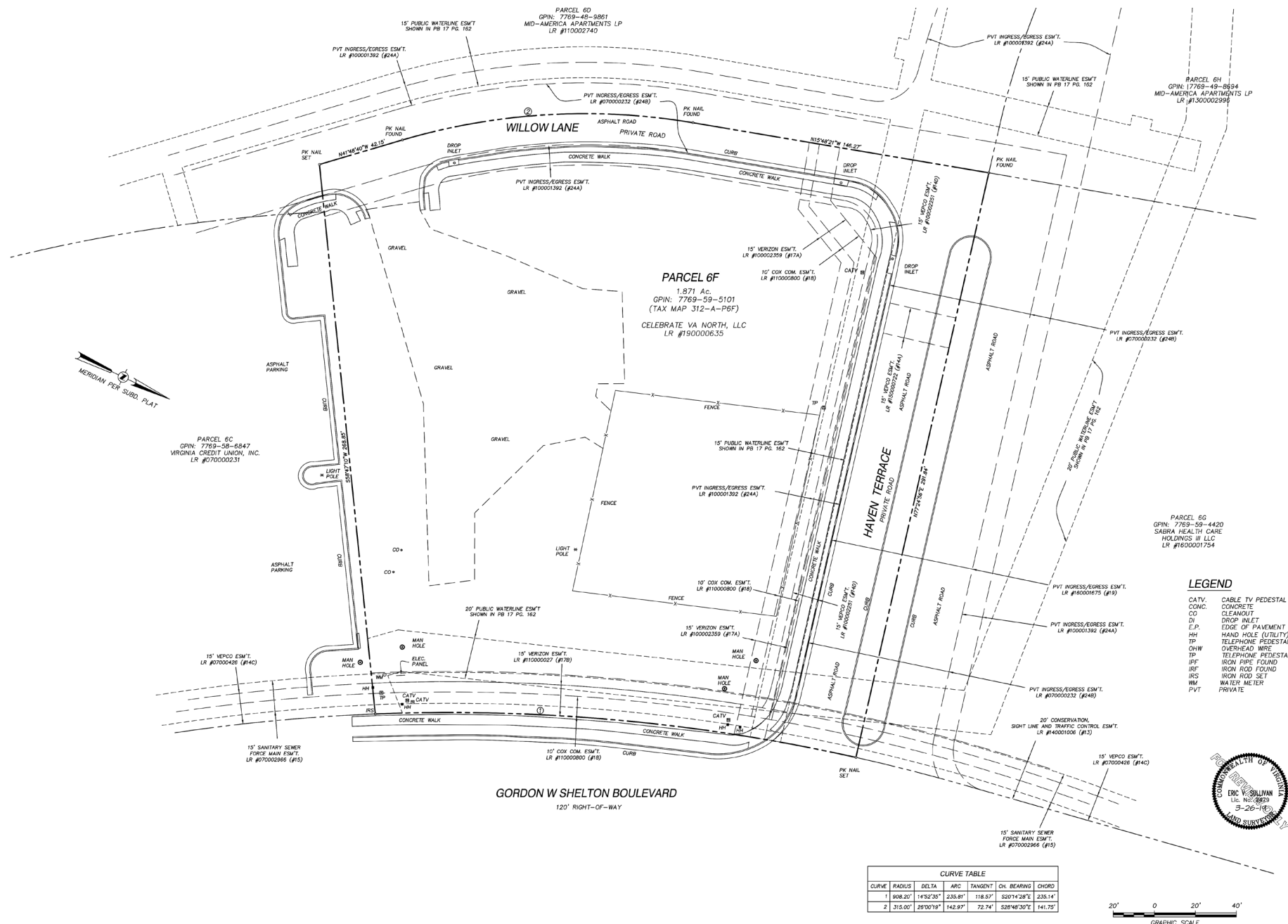
47,937
POPULATION



\$92,295
MEDIAN INCOME

2200 GORDON W. SHELTON BOULEVARD

Fredericksburg, Virginia 22401





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THALHIMER