

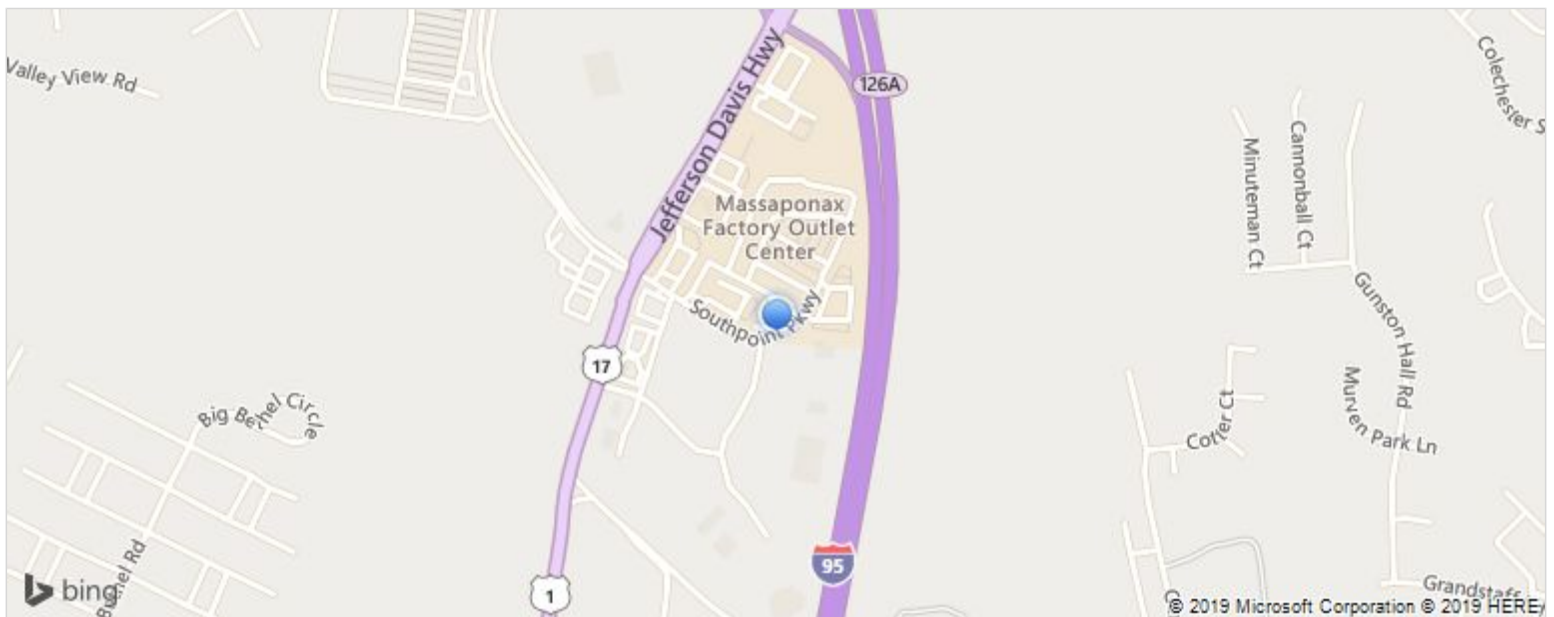
LEASE

Commercial-Other
130,611 SF

4800 - 5120 Southpoint Blvd
Fredericksburg, VA 22408



Property Type:	Commercial-Other
Listing ID:	KDJZ6K
Style:	Other Style
Building Size:	130,611 SF
Lot Size:	11.66 AC



4800 - 5120 Southpoint Blvd Fredericksburg VA, 22408 United States

Online Profile <http://www.cbcworldwide.com/properties/profile/KDJZ6K-Fredericksburg-VA>

Property Description

Southpoint Place is located within the Southpoint Mixed-Use Development with many amenities within walking distance or short drive. The property benefits from I-95 visibility with traffic counts in excess of 119,000 VDP. The property is also situated on one of the strongest retail corridors in Spotsylvania County and a corridor that is slated for major residential and commercial growth. Over the past 24 months, Spotsylvania County has approved over 8,200 housing units with 3 miles of the site. The additional rooftops will provide additional residents increasing the need for services and ultimately boosting business revenue. The surrounding area will prove beneficial to the subject properties due to the strong employment and density of businesses, office space, and high residential growth that will feed future investments. Multiple retail and office units available for lease at Southpoint Place (see floor plan for availability). This 130,000+ sq. ft. center is located with the Southpoint I & Southpoint II mixed use developments with major retail anchors nearby such as Lowe's, Super Walmart, American Family Fitness and Carmax. Multiple Office & Retail Suites available for lease Located less than 1/2 mile from I-95 (via Exit 126)

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