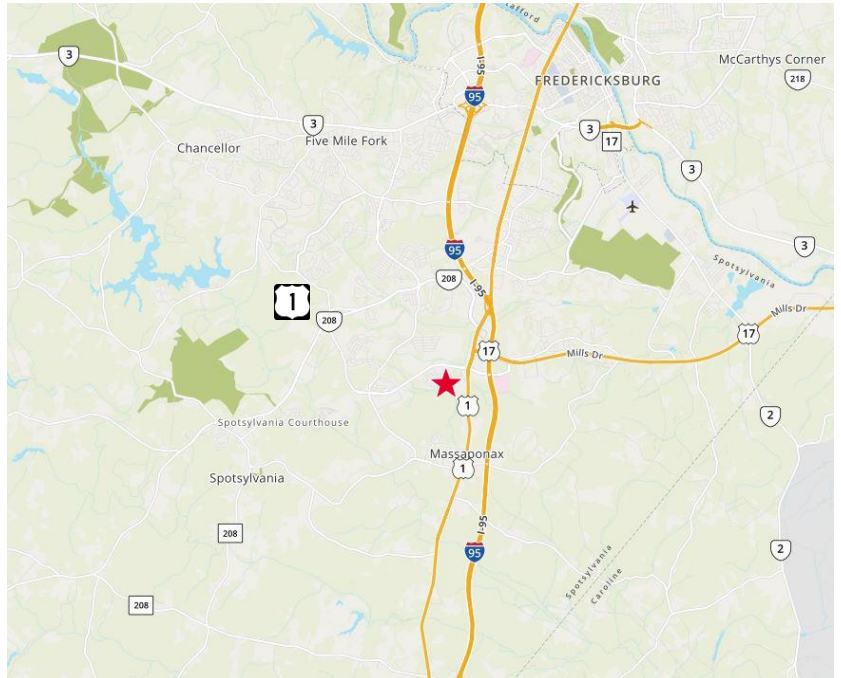




### Property Features

- 2 adjacent parcels available in Spotsylvania County
- 9303 Onyx Court: 0.49 Acres
- 9305 Onyx Court: 0.49 Acres
- Purchase together or separately
- Conveniently located just off Route 1 / Jefferson Davis Highway and I-95
- Zoned commercial – C3
- Utilities available
- Surrounded by a variety of service tenants and dense residential areas
- 19,000 VPD on Jefferson Davis Highway
- Asking price: \$250,000 per parcel



For more information, contact:

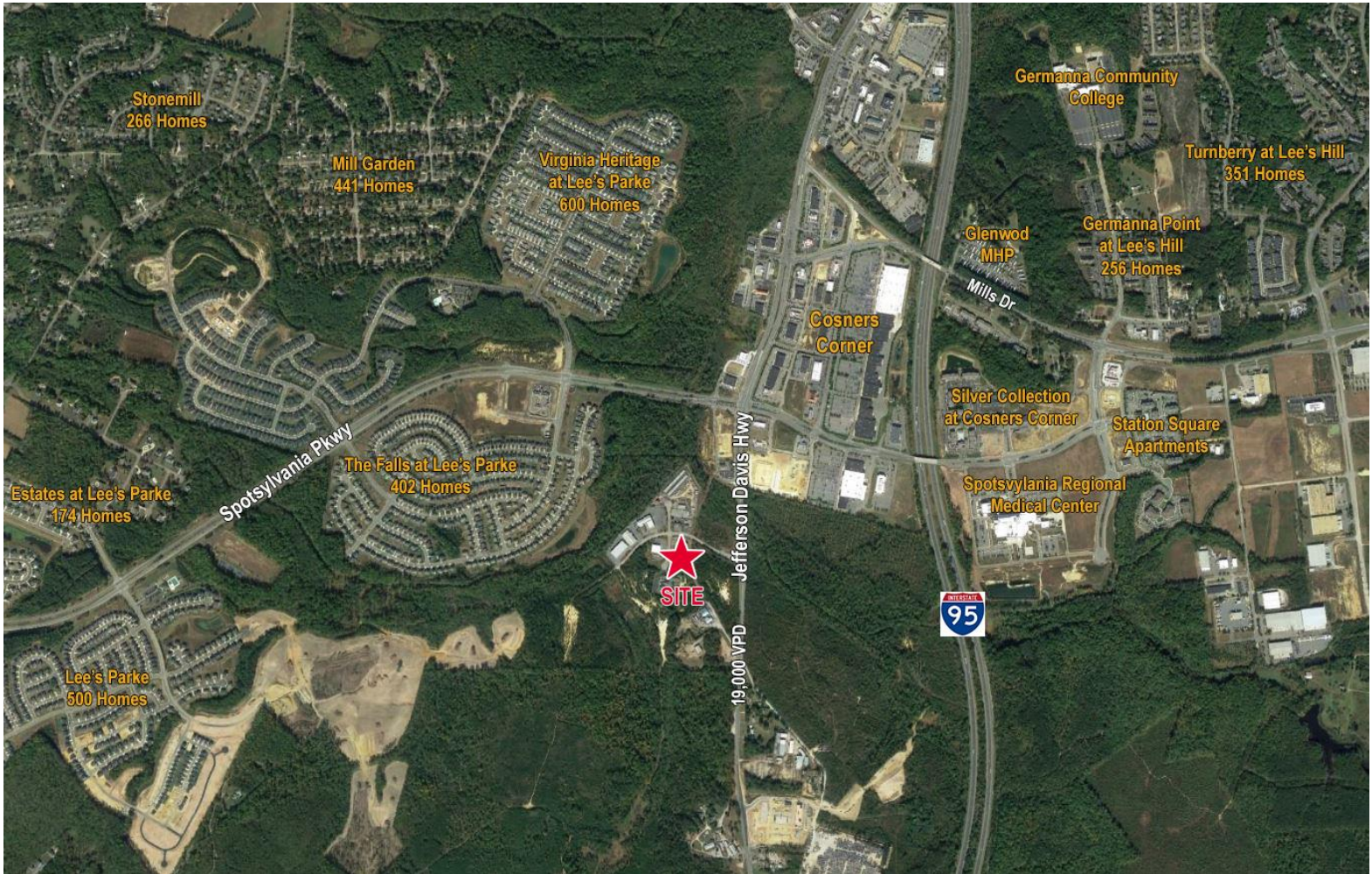
**VIRGIL NELSON, CCIM**  
 Senior Vice President  
 540 322 4150  
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Eagle Village  
 1125 Jefferson Davis Highway, Suite 350  
 Fredericksburg, VA 22401  
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**FOR SALE**  
**Commonwealth Center**

9303-9305 Onyx Court | Fredericksburg, VA 22407



Specifications	
Total Size	0.49 – 0.98 Acres
Asking Price	\$250,000 per parcel
Timing	Available immediately

Demographics	1 Mile	3 Miles	5 Miles
Population 2015	4,009	33,969	76,208
No. of Households	1,276	11,754	26,555
Avg. HH Income	\$115,525	\$105,127	\$102,437

For more information, contact:

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