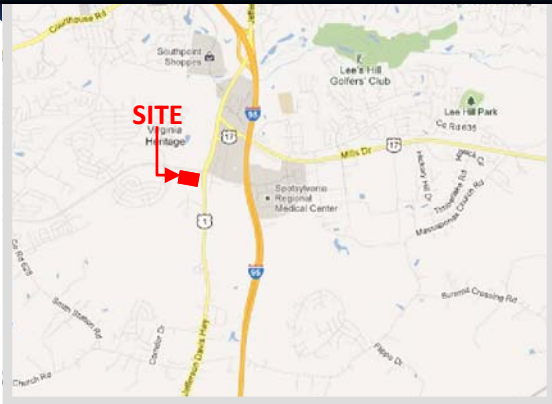


COLLINS CORNER SOUTH PAD SITES

Route 1 & Spotsylvania Parkway · Spotsylvania County, Virginia 22408



PRIME PAD SITES FOR SALE OR LEASE



PROPERTY HIGHLIGHTS

- 4 Prime Pad Sites Available for Sale or Lease
- Cosner's Corner is the largest mixed use development in Spotsylvania County over 980,000 SF currently in service, and slated for 1.5 million upon completion
- Located at Intersection of Route 1 & Spotsylvania Parkway: 55,000 ADT
- Close Proximity to Spotsylvania Regional Medical Center, a 126 bed hospital facility
- Phase I of The Haven at Cosner's Corner luxury apartments have been completed, with 256 units; Phase II underway with an additional 100+ units
- Nearby Germanna Community College: 6,000 Students

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Population	33,134*	81,630*	168,359*
	34,194**	85,008**	178,704**
Households	11,590*	28,782*	59,691*
	11,881**	29,858**	63,147**
Average HH Income	\$91,193*	\$87,893*	\$89,873*
	\$99,248**	\$95,962**	\$98,872**

*2012 Estimate
**2017 Projection



CONTACT

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ELITE



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