

4830 CROSSINGS COURT

4830 Crossings Court, Fredericksburg, VA
Spotsylvania County



RETAIL FOR LEASE

NEARBY RETAILERS:



- Freestanding Restaurant building with Drive-Thru.
- 3,396 SF Building, some FF&E can remain in space.
- Direct access from Jefferson Davis Highway.
- Situated next to Candlewood Suites, Dunkin Donuts & KFC.
- Near I-95 interchange.

Bob Browning
bbrowning@klnb.com
703-268-2717

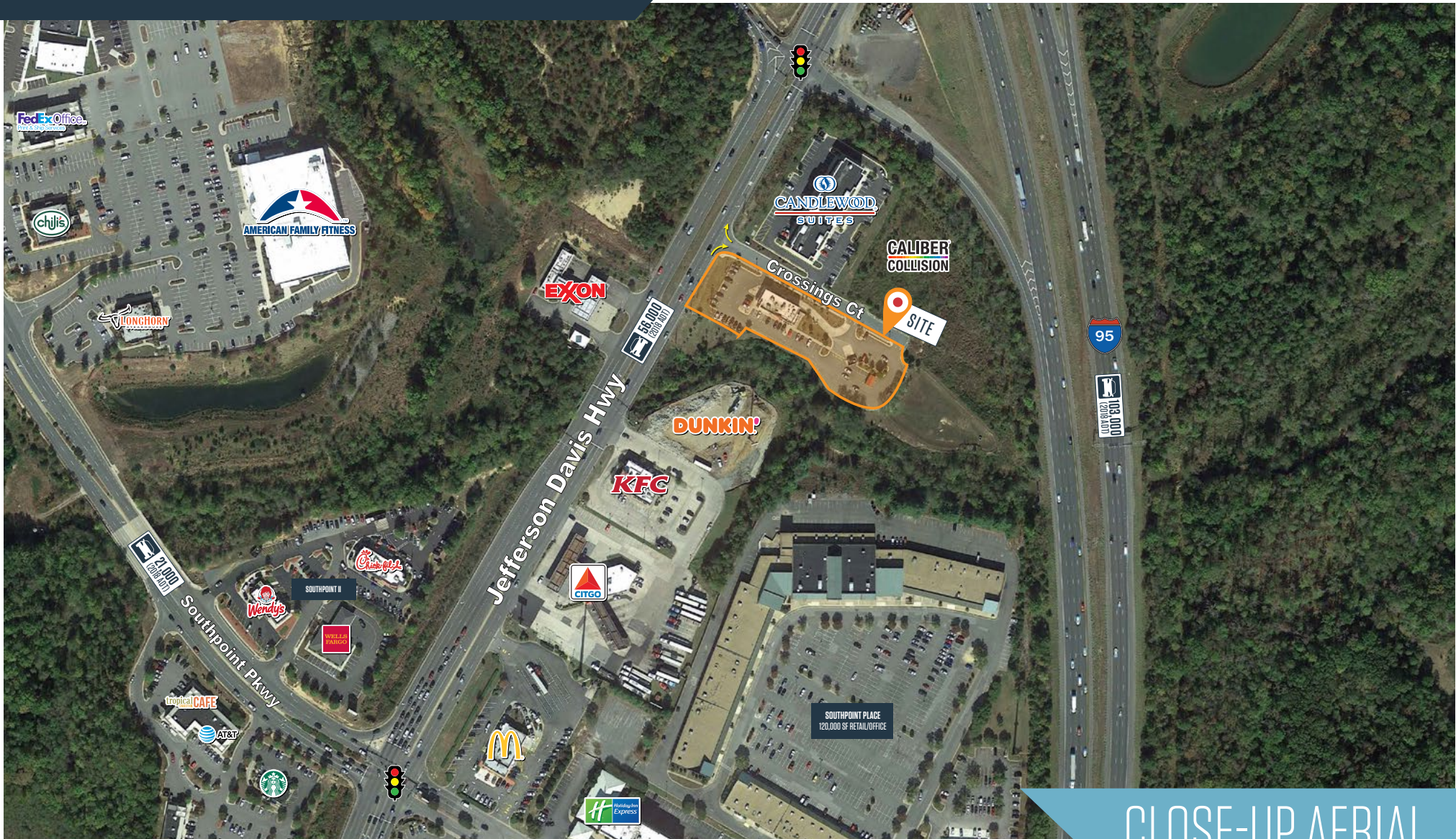
Billy Kelly
bkelly@klnb.com
703-268-2706

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com



4830 CROSSINGS COURT

4830 Crossings Court, Fredericksburg, VA
Spotsylvania County



CLOSE-UP AERIAL

Bob Browning
bbrowning@klnb.com
703-268-2717

Billy Kelly
bkelly@klnb.com
703-268-2706

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com

klnb

4830 CROSSINGS COURT

4830 Crossings Court, Fredericksburg, VA
Spotsylvania County



MARKET AERIAL

Bob Browning
bbrowning@klnb.com
703-268-2717

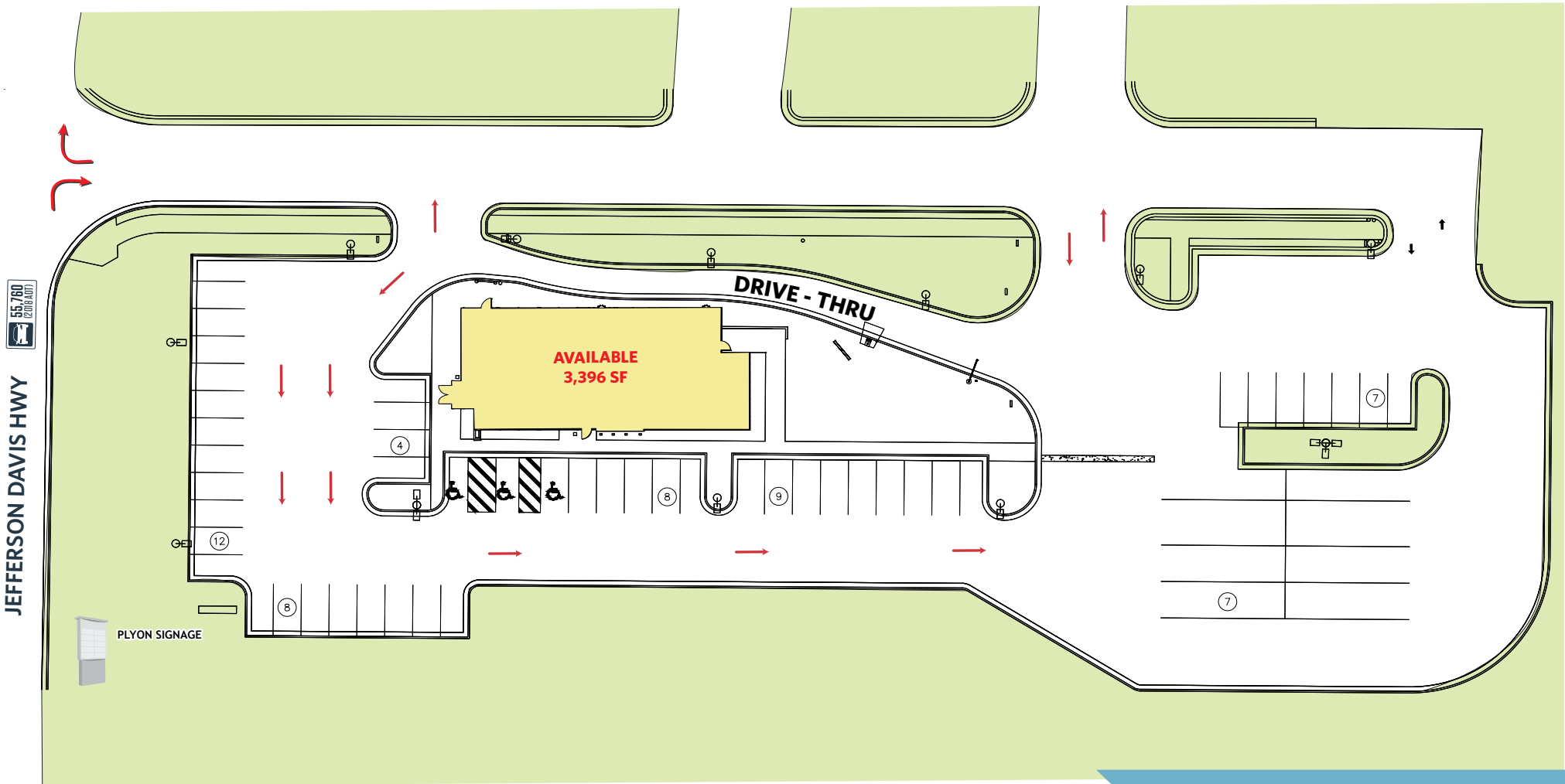
Billy Kelly
bkelly@klnb.com
703-268-2706

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com



4830 CROSSINGS COURT

4830 Crossings Court, Fredericksburg, VA
Spotsylvania County



SITE PLAN

Bob Browning
bbrowning@klnb.com
703-268-2717

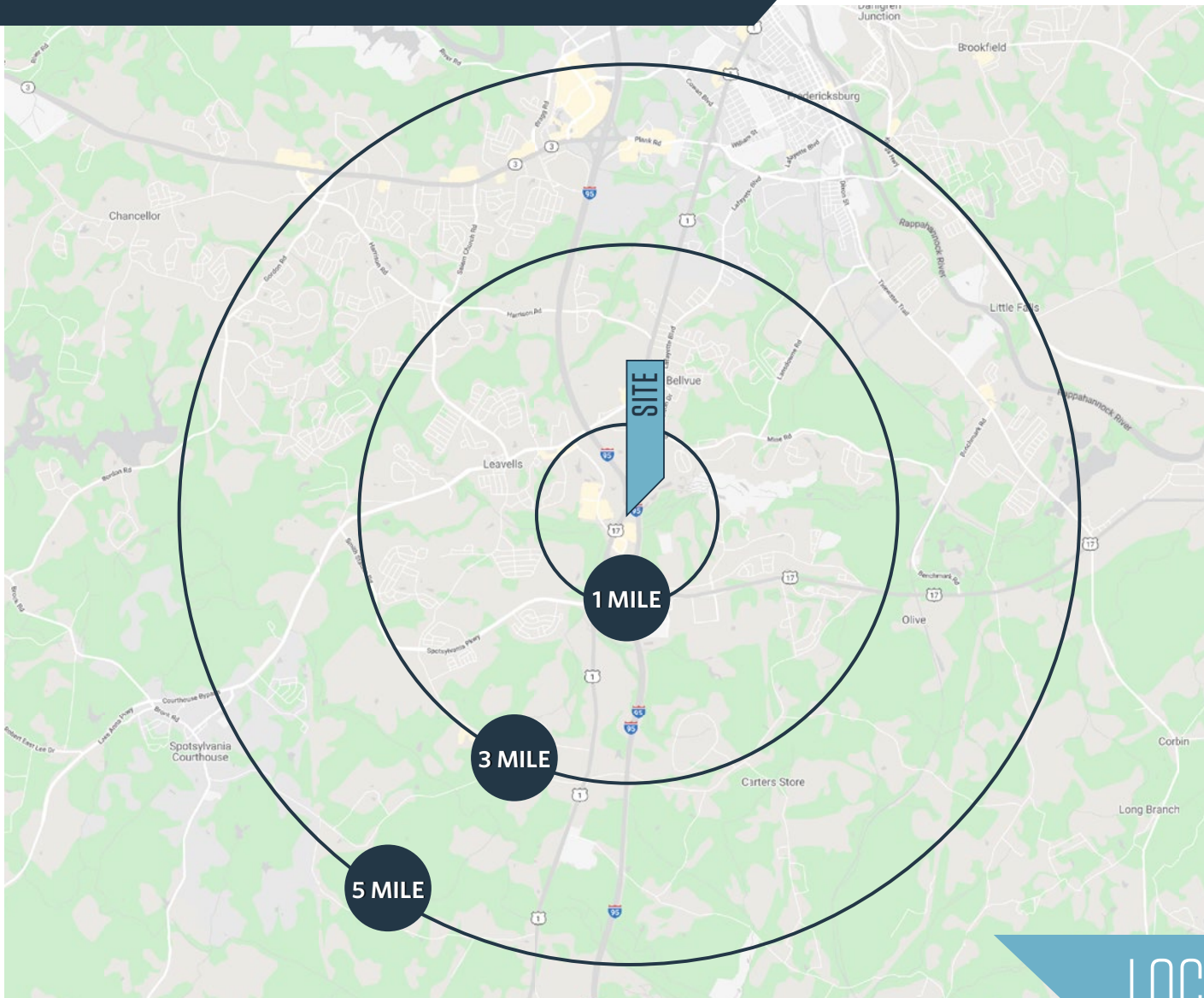
Billy Kelly
bkelly@klnb.com
703-268-2706

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com



4830 CROSSINGS COURT

4830 Crossings Court, Fredericksburg, VA
Spotsylvania County



DEMOGRAPHICS | 2019:

1-MILE	3-MILE	5-MILE
Population		
5,851	46,490	48,114
Daytime Population		
5,308	18,320	48,114
Households		
2,144	16,168	35,915
Average HH Income		
\$106,010	\$111,571	\$106,063

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2018:

I-95	103,000 ADT
Jefferson Davis Hwy	56,000 ADT
Southpoint	21,000 ADT

LOCATION & DEMOGRAPHICS

Bob Browning
bbrowning@klnb.com
703-268-2717

Billy Kelly
bkelly@klnb.com
703-268-2706

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com



4830 CROSSINGS COURT

4830 Crossings Court, Fredericksburg, VA
Spotsylvania County

CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

Bob Browning

bbrowning@klnb.com
703-268-2717

Billy Kelly

bkelly@klnb.com
703-268-2706

8065 Leesburg Pike, Suite 700
Tysons, VA 22182

klnb.com

 facebook.com/KLNB

 [@KLNBLLC](https://twitter.com/KLNBLLC)

 linkedin.com/company/klnb

 instagram.com/klnbllc

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

klnb