

Four Mile Fork Business Center

PROPERTY DESCRIPTION

This property is a mixed-use office/retail flex space building. The condo units in the building range from 1200 - 8,000 sq. ft. Available unit is current occupied by an engineering firm and contained approx. 1380 sq. ft. Current tenant is on mo-to-mo lease. Space can be available with 30 days notice. Owner will remodel or re-configure space for retail user. Property fronts on the RT. 1 service lane. It is located on the west side on Rt. 1 and just south of Harrison Road. It is approx. 5 minutes from I-95. Traffic count on Rt. 1 is approx. 20,000 vehicles per day.

- \$14.00/SF/Year
- 1 Story
- NNN Expense \$1200.00
- Good visibility from Route 1
- Parking at the door
- Easy access to I-95
- Turn key for small office users

PROPERTY TYPE

Office/ Flex

ZONING

C-3

ACREAGE AVAILABLE

0

SQUARE FEET AVAILABLE

1,380



LOCATION

4719 Jeff Davis Highway, Spotsylvania, VA

CONTACT

Russell Seymour, Director of Economic Development
Spotsylvania County, Department of Economic Development
10304 Spotsylvania Avenue, Suite 440, Fredericksburg, VA 22408
(800) 972-2526
www.spotsylvania.org

