

5 Mile Center

Condominium Retail/Office for sale or lease
44 units that are approximately 1,500 sq. ft., zoned C2

Insulated glass storefront, standing seam metal roof, decorative EFIS accents and signband. Brick veneer exterior (four sides), drywall ceilings (maximum 13'). Rear double 3' x 7' door (6' x 7' each unit). Bathroom: drywalled, commode, sink, fan set. Concrete floor, R-30 ceiling insulation. Heat pump: 4 ton, 10 seer 3-phase. Ducts in place, conduit for phone in each unit. Electric/ Water: 3-phase, 200 AMP panel, individual electric meter and water submeter.



Demographic Information

	69,315 (2000 Census)
Population within 5 miles of the building	85,111 (2005 Estimate)
	100,307 (2010 Projection)
Traffic counts for the intersection where the building is visible	67,000 (Average daily traffic, 2004)

LOCATION	Cherry Road, directly off of Old Plank Road and Route 3 West, Spotsylvania County. Approximately three miles from exit 133 off I-95. Excellent location. High volume traffic, visible to Route 3. Zip code 22407.
FEATURES	Easy drive around access, ample parking, lighted monument sign at entrance (visible to Route 3 at stoplight)
UTILITIES	Electric, county water & sewer. Fiber line w/ conduit, DS-1 service and T-1 lines will be available through Verizon.
CONTACT	Spotsylvania County, Department of Economic Development 10304 Spotsylvania Avenue, Suite 440, Fredericksburg, VA 22408 (800) 972-2526 www.spotsylvania.org Donna Hart Owner/ Agent (540) 785-6792

