

# Route 17 Corridor

If you're looking to relocate or expand your business, what you're looking for is a road to prosperity. Spotsylvania County's Route 17 is just such a road, offering the perfect location for all kinds of businesses; for instance, Simmons Beauty Rest, OpenFirst, Trivett's Furniture Warehouse, Shaw Carpet Distribution, Beretta USA, and SMI all prosper here. With various real estate options and development opportunities, plus a diverse range of valuable resources and top-notch infrastructure, Route 17 combines many of the things you may be looking for, including:

- Available real estate inventory, including distribution and business parks such as Crossroads Business Park, 95 Business Park, and 95 Commerce Place
- Access to transportation resources including CSX Transportation
- The availability of fiber optics and full utilities
- Proximity to Germanna Community College Workforce & Technology Center and Lee's Hill of Virginia Golf Course Community
- Highly educated local residents, plus a million more within a 40-minute commute, making Route 17 a destination corridor for workers in the entire region
- Immediate access to I-95



*For more information on Route 17, or the availability of real estate and development opportunities, contact the Spotsylvania Department of Economic Development by calling 540-507-7210 or toll-free 1-800-972-2526, or by visiting [www.spotsylvania.org](http://www.spotsylvania.org)*