

# Route 1 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 1 Corridor or Jackson Gateway—a portion of Route 1 bounded by I-95 between exits 118 and 126—is just such a road, offering the perfect location for all kinds of businesses to prosper, including the Social Security Administration and the U.S. Parachute Association, as well as Class A office space, ideally suited for professional services and high-technology office users. With various real estate options and development opportunities, plus a diverse range of valuable resources and top-notch infrastructure, Jackson Gateway combines many of the things you may be looking for, including:

- Available real estate inventory, including office and business parks such as River Run Business Center, Lee Hill Industrial Park, 95 Commerce Place, Four Mile Fork Industrial Park, Lee's Hill of Virginia Commercial Park, Berkeley Commerce Center, and Indian Hills Business Park
- Retail and commercial opportunities, including Cosner Corner, (offering 1.5 million sq. ft. of retail space.) SouthPoint I (offering 3,500 feet of Interstate frontage) and SouthPoint II (featuring sites for large retail stores, such as Wal-Mart Super Center, and other commercial opportunities)
- Availability of high-speed fiber optics
- Access to commuter rail and less than an hour from two commercial airports, Richmond International Airport and Reagan National
- 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 Jackson Gateway a destination corridor for workers in the entire region
- Easy connection to Route 17 and I-95



For more information on Jackson Gateway, 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)