

FOR SALE



2702 SPOTSWOOD TRAIL

3,010 SF | 1.021 ACRES | \$629,000



- 1.021 ACRES | ROCKINGHAM COUNTY
- ZONED B1 – FLEXIBLE COMMERCIAL USE
- 27,000+ AADT ON ROUTE 33 (SPOTSWOOD TRAIL)
- EXCELLENT SIGNAGE & ROAD FRONT VISIBILITY
- STRONG ON-SITE PARKING
- PUBLIC WATER & SEWER
- HIGH-EXPOSURE CORRIDOR CONNECTING HARRISONBURG & ELKTON
- ADDITIONAL BUILDING SITE LIKELY IN REAR



JEFF ROBB | 540-478-7616

JEFFREYMROBB@GMAIL.COM

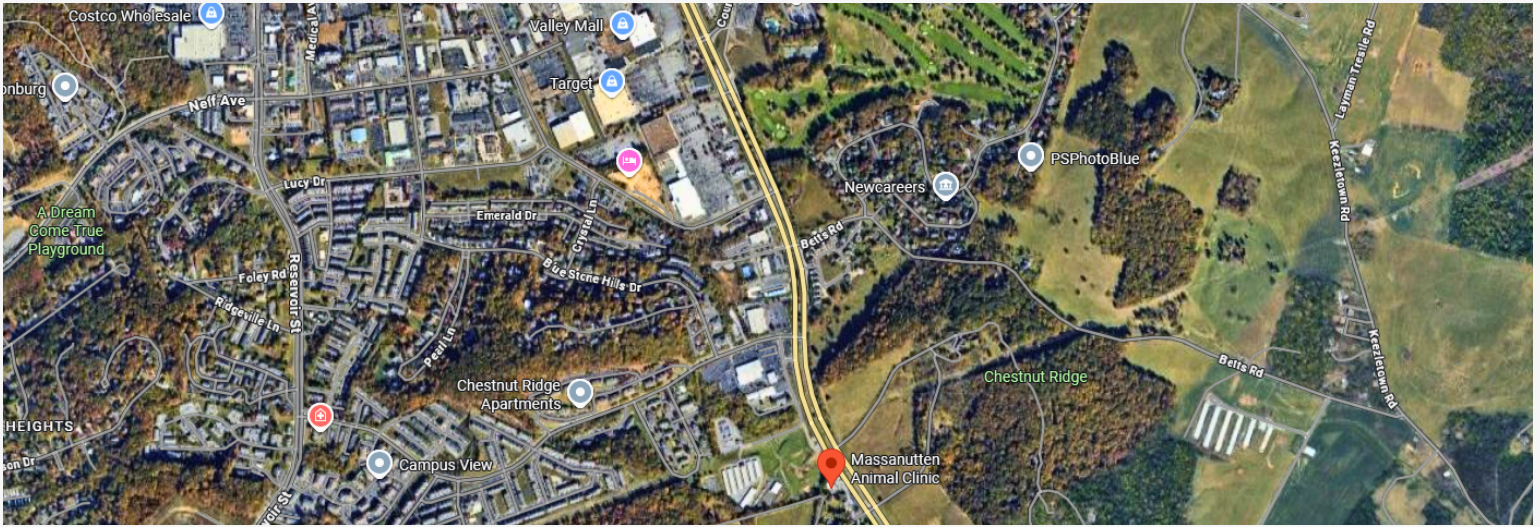
Lee & Associates
COMMERCIAL REAL ESTATE BROKERAGE

WWW.LEEANDASSOC.COM

All information herein, including square footage, is believed to be accurate, but not guaranteed or warranted. Any and all parties are responsible for verifying information prior to leasing.

FOR SALE

ROUTE 33 | 27,000+ AADT
2702 SPOTSWOOD TRAIL



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