\$1,300,000 - 6317 Patriot Highway, Spotsylvania

MLS® #VASP2025504

\$1,300,000

0 Bedroom, 0.00 Bathroom, 3,894 sqft Commercial Sale on 1.68 Acres

N/A, Spotsylvania, VA

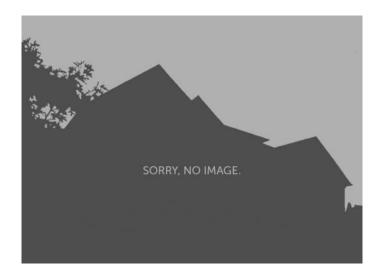
1.678 acres of commercially zoned land near the busy I-95 Thornburg Exit with 198 feet of roadway frontage on US Route 1 and easy interstate access. Less than 1 mile from Dominion Raceway & Entertainment with Kalahari Resorts and Conventions, featuring indoor and outdoor waterparks, amusement park, shopping, dining and convention center, scheduled to open nearby in 2026. Ideal location for a hospitality industry related business or an auto dealership, especially one featuring "muscle cars" and other related items appealing to auto racing aficionados. This is a thriving commercial development area in the I-95/ Route 1 corridor mid-way between Washington, D.C. and Richmond, VA. Located in a C-3 Zoning district. Information from the Zoning Ordinance is, as follows: This site is considered a Legal Nonconforming site due to the lot area not meeting the district requirements, however, the site would be able to have any of the permitted uses by right on this parcel as long as the site can meet the development standards. A fuel dispensing service is an allowed by right use in this district. A site plan will most likely be needed if this is going to be a redevelopment of the parcel.



Essential Information

MLS®#

VASP2025504



Price \$1,300,000

Bathrooms 0.00 Square Footage 3,894

Acres 1.68 Year Built 1948

Type Commercial Sale

Sub-Type Land for Commercial Use

Status Active

Community Information

Address 6317 Patriot Highway

Subdivision N/A

City Spotsylvania

County SPOTSYLVANIA-VA

State VA

Zip Code 22551

Interior

Heating Wall Unit

Cooling Wall Unit, Window Unit(s)

School Information

District SPOTSYLVANIA COUNTY PUBLIC SCHOOLS

Additional Information

Date Listed June 3rd, 2024

Days on Market 515 Zoning C3

Listing Details

Listing Office Nance & Associates, Realtors

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Listing information last updated on October 30th, 2025 at 3:31pm EDT