

\$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.



Built in 1948

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
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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