

FOR SALE
2.66 ACRES COSNER'S CORNER WEST
10034 PATRIOT HWY FREDERICKSBURG, VA 22407



Property Highlights

- 2.66 Acres 1 +/- acre fully buildable Zoned C-3
- Directly behind Discount Tire – direct access to US 1
- Underground SWM facility constructed to support the site
- Rough graded with utilities to the property line
- Service road to site provides direct access to signalized intersection (by WaWa)

CHRISMARR
COMMERCIAL

Clay Mihoulides
540.720.0000
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