

SINGLE TENANT NET LEASE

Investment Opportunity



New 20-Year Lease | 10% Rental Increases Every 5 Years | Strong Average HHI Within 1 Mile Radius - \$115,927



5010 Spotsylvania County Parkway

FREDERICKSBURG VIRGINIA

ACTUAL SITE



EXCLUSIVELY MARKETED BY



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NATIONAL NET LEASE

Principal Broker: David Wirth, SRS Real Estate Partners, LLC | VA License No. #0225198340



Cosner's Corner

WORLD MARKET.
Marshalls
 ASHLEY
 five BELOW
 PET SMART

TARGET

planet fitness
 ROSS DRESS FOR LESS
 RACK ROOM SHOES

Cosner Corner Office Park

Publix
KOHL'S

7 ELEVEN

Silver Collection at Cosner's Corner

Self Storage Plus

Spotsylvania Regional Medical Center

Allure at Jefferson I

20,000 VPD

53,000 VPD

Arby's
 Panera
 SONIC
 SUBWAY
 60 CAR WASH
 DISCOUNT TIRE

GOODYEAR
 Mobil
 TACO BELL
 Firestone COMPLETE AUTO CARE

CVS pharmacy
 AutoZone

BALLS BLUFF RD

WHITEHEART DR

SPOTSYLVANIA COUNTY PKWY 17,500 VPD

Bickford SENIOR LIVING

THE LEARNING EXPERIENCE
 Academy of Early Education





SPOTSYLVANIA COUNTY PKWY 17,500 VPD



SITE OVERVIEW



OFFERING SUMMARY



[CLICK HERE FOR A FINANCING QUOTE](#)

JORDAN YAROSH

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OFFERING

Pricing	\$5,743,000
Net Operating Income	\$402,000
Cap Rate	7.00%

PROPERTY SPECIFICATIONS

Property Address	5010 Spotsylvania County Parkway, Fredericksburg, Virginia 22407
Rentable Area	10,000 SF
Land Area	1.26 AC
Year Built	2025
Tenant	The Learning Experience
Guaranty	Corporate w/ Burnoff Over 6 Years
Lease Type	NN
Landlord Responsibilities	Roof, Structure, Foundation, Underground Utility Lines
Lease Term	20 Years
Increases	10% Every 5 Years
Options	2 (5-Year)
Rent Commencement	November 2025
Lease Expiration	November 2045

Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				Options
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	
The Learning Experience	10,000	Nov 2025	Nov 2045	Current	-	\$33,500	\$402,000	2 (5-Year)
				Year 6	10%	\$36,850	\$442,200	
				Year 11	10%	\$40,535	\$486,420	
				Year 16	10%	\$44,589	\$535,062	

10% Increases Beg. of Each Option

20 Years Remaining | Options To Extend | Established Tenant | Scheduled Rental Increases

- The Learning Experience Corporate guarantees the lease for the first 6 years of initial term
- 20 years remaining with 2 (5-year) options to extend
- The lease features 10% rental increases every 5 years throughout the initial term and at the beginning of each option to extend
- The Learning Experience is the nation’s fastest-growing Academy of Early Education for children ages six weeks to six years old, with more than 600 centers open and a new location opening every week
- **This building was thoughtfully designed and constructed with adaptive re-use potential and can be backfilled or subdivided to host a wide range of tenancies**

NN Leased | Fee Simple Ownership | Limited Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains most aspects of the premises
- Landlord responsibilities limited to roof, structure, foundation, and underground utility lines

Fronting Spotsylvania Pkwy | Off I-95 (105,120 VPD) | Adjacent to Cosner’s Corner Master Development

- Strategically positioned along Spotsylvania Pkwy (17,500 VPD) and 1-mile west of Cosner’s Corner, Spotsylvania County’s largest mixed-use development
- Cosner’s Corner (6.2 M visits annually) features tenants such as Publix, Target, Kohl’s, PetSmart, Starbucks, Wawa and more
- Surrounded by several residential developments, providing a direct consumer base from which to draw (Avg. HH Size 2.75 within 5-miles)
- Close proximity to Spotsylvania Regional Medical Center with 428,000 visits annually (126-bed hospital) serving the Fredericksburg trade area
- Less than 2 miles off I-95 (105,120 VPD), allowing users to benefit from on/off ramp access to the site and surrounding trade areas
- Virginia ranked #4 for 2025 in CNBC’s annual study which analyzes state’s economies, infrastructure, workforce, etc. ([Article](#))

Demographics In 5-mile Trade Area

- More than 97,757 residents and 30,037 employees support the trade area
- Fredericksburg is currently growing at a rate of 1.64% annually and its population has increased by 10.7% since the most recent census in 2020
- \$115,927 average household income within a 1-mile radius

This Virginia region is ready for its close-up

Jun 26, 2025 | Updated Jun 27, 2025 9:48am EDT

You've heard of Northern Virginia and Central Virginia. Now say hello to North Central Virginia, also known as the Fredericksburg region.

It's a one-time bedroom community situated along Interstate 95 roughly halfway between D.C. and Richmond. It's known not only for historic Fredericksburg and its quaint downtown on the Rappahannock River, but for the gas stations, fast food and hotels serving throngs of I-95 travelers.

Less than two years from now, it will add another distinction: home of the Kalahari water park, now under construction near the exit for Mudd Tavern Road in Spotsylvania.

Like much of Virginia, the region has historical roots in the Civil War era. Today it's known more for the Dominion Raceway & Entertainment venue and as one of the fastest-growing areas of Virginia, thanks to a population surge driven by its (relatively) more affordable real estate, strategic location between two major cities and a diversifying economy.

There are two VRE stations — Fredericksburg and Spotsylvania — and the I-95 Express Lanes end at Fredericksburg, providing access to commuters who work in D.C.



The Fredericksburg Regional Alliance, based at the University of Mary Washington, provides centralized economic development services for the region. The alliance also includes Caroline County; King George County used to be part of the alliance but withdrew support last year amid a dispute over Amazon Data Services. King George remains part of Planning District 16, the body in charge of regional planning.

Source: Washington Business Journal
Read Full Article [HERE](#)

NoVA-Based Data Center Company Building New Campus Near Fredericksburg

By Maggie Roth August 21, 2025 at 11:37 am

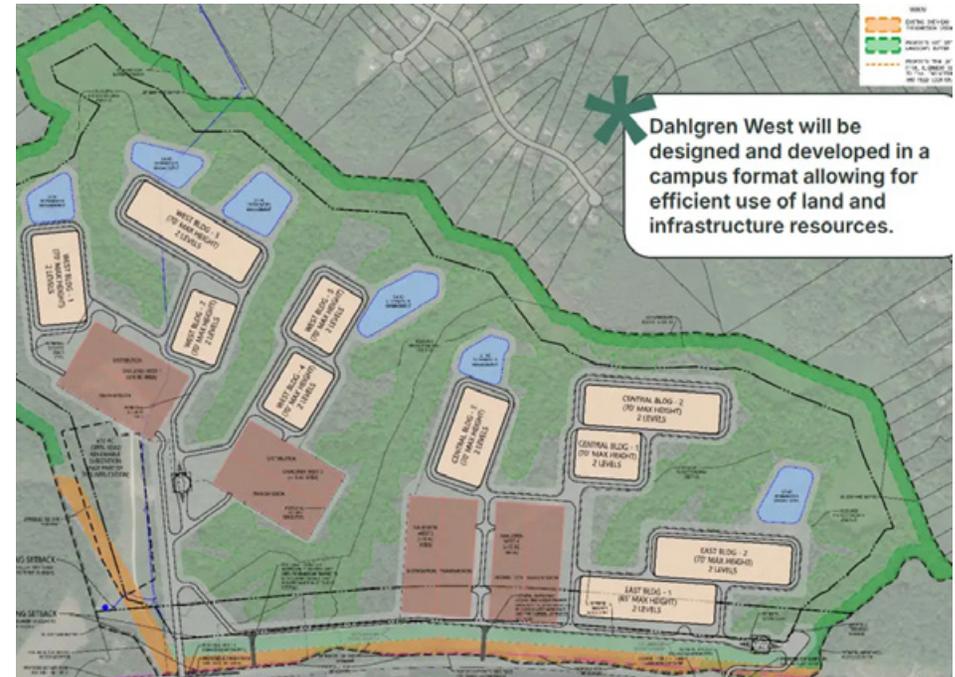
Northern Virginia–based data center firm Oasis Digital Properties has gained approval to build a large new data center campus near Fredericksburg.

The King George County Board of Supervisors unanimously approved Oasis’s plan for Dahlgren West. This data center campus will span 485 acres in the county, on the north side of James Madison Parkway. The plan includes 10 buildings with a total of about 6.8 million square feet.

Oasis projects that the project will create 1,500 construction jobs and 50 to 60 full-time jobs per building. It says that the annual fiscal benefit for real estate and personal property taxes generated by the campus will be between \$100 million and \$120 million.

While Oasis is based in Falls Church, the developer told the Washington Business Journal that the project’s site being outside of Northern Virginia was part of the appeal.

“It’s a tangible example of data centers being lured outside of Northern Virginia because of the shifting political winds and the shrinking appetite for additional data centers in Northern Virginia,” co-founder Ross Litkenhous told WBJ.



The prevalence and spread of data centers in Northern Virginia has been a topic of political debate in the region, particularly in data center–heavy Loudoun and Prince William counties. While some tout the economic benefits, others have raised concerns over their proximity to residential neighborhoods and historical spaces, and their heavy usage of resources like water and energy.

Just this month, a judge in Prince William County ruled to void the rezoning decision on the Prince William Gateway project, a huge campus that would have become the largest data center corridor in the world.

Source: NorthernVirginia
Read Full Article [HERE](#)

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



BRAND PROFILE



THE LEARNING EXPERIENCE

thelearningexperience.com

Company Type: Private

Locations: 600+

The Learning Experience is the nation's fastest-growing Academy of Early Education franchise, educating and enhancing the lives of more than 25,000 children ages 6 weeks to 6 years old each year. With more than 600 company-owned and franchise centers operating or under development across 22 states. The Learning Experience's proprietary curriculum places a prominent focus on programs that advance scholastic preparation. The Learning Experience prepares children academically and socially via innovative scholastic and enrichment programs such as the L.E.A.P. curriculum, a cutting-edge proprietary approach to learning which has 9 out of 10 of its children entering Kindergarten already reading. To complement the academic curriculum, The Learning Experience utilizes various enrichment programs crucial to advancing learning and overall balance, such as philanthropy, Yippee 4 Yoga, Music 4 Me, Movin' N Groovin', manners and etiquette, and foreign language.



Source: pnewswire.com, thelearningexperience.com

PROPERTY OVERVIEW

LOCATION



Fredericksburg, Virginia
Washington-Arlington-Alexandria MSA

ACCESS



Spotsylvania County Parkway: 1 Access Point

TRAFFIC COUNTS



Spotsylvania County Parkway: 17,500 VPD
Interstate 95/U.S. Highway 17: 158,120 VPD

IMPROVEMENTS



There is approximately 10,000 SF of existing building area

PARKING



There are approximately 38 parking spaces on the owned parcel.
The parking ratio is approximately 3.8 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 35-13-5D1
Acres: 1.26
Square Feet: 54,886

CONSTRUCTION



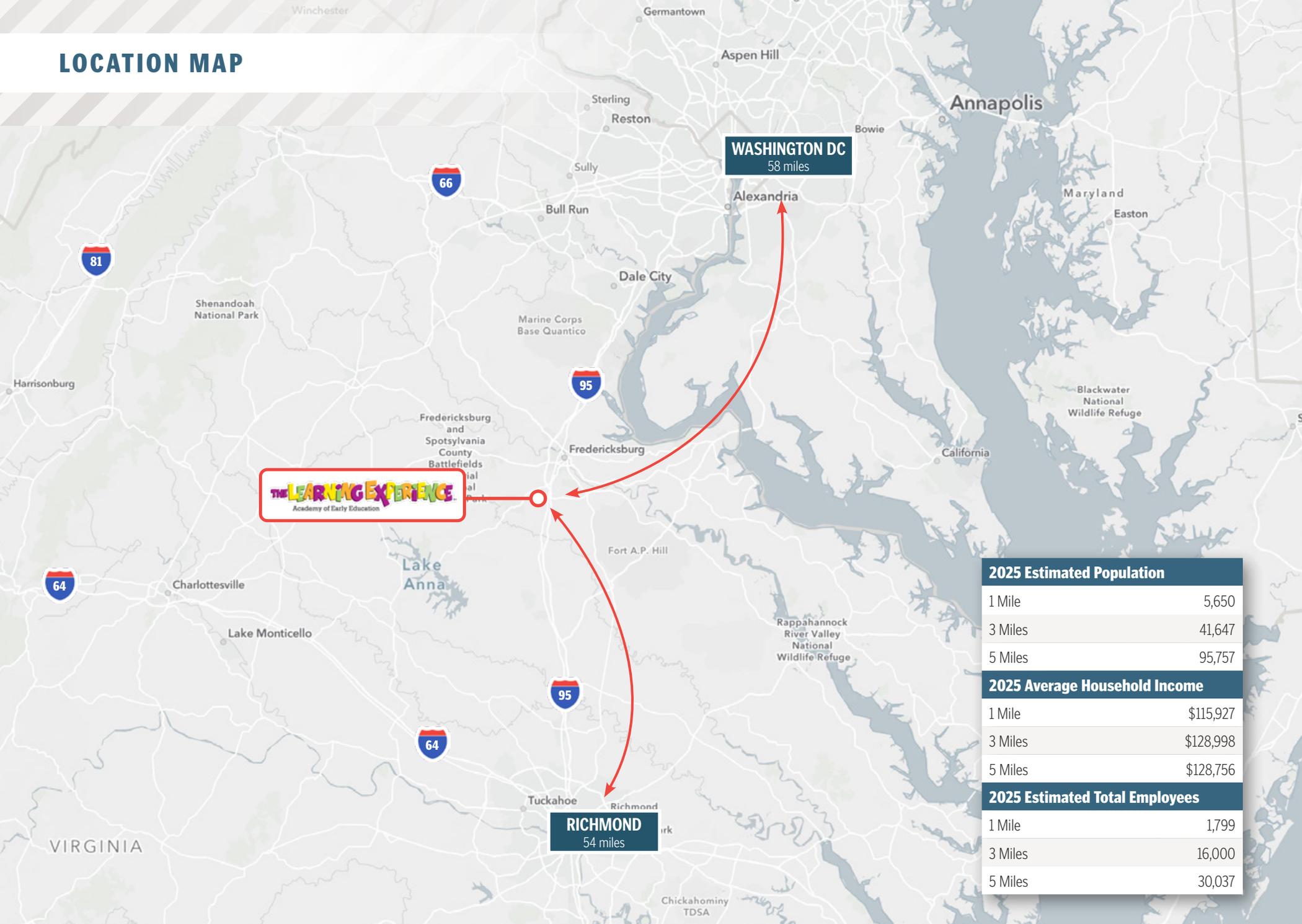
Year Built: 2025

ZONING



PDH-2

LOCATION MAP



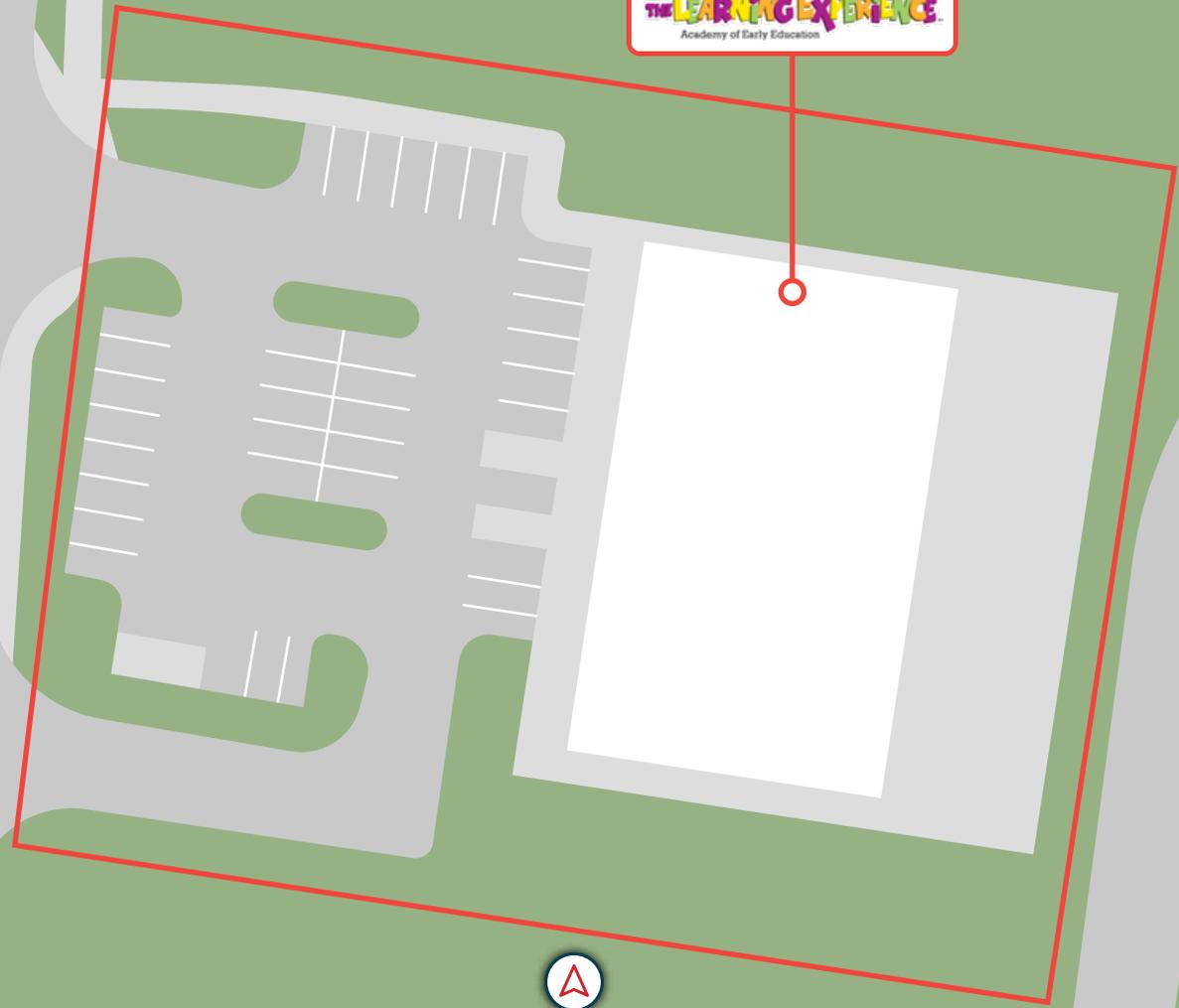
WASHINGTON DC
58 miles

RICHMOND
54 miles

2025 Estimated Population	
1 Mile	5,650
3 Miles	41,647
5 Miles	95,757
2025 Average Household Income	
1 Mile	\$115,927
3 Miles	\$128,998
5 Miles	\$128,756
2025 Estimated Total Employees	
1 Mile	1,799
3 Miles	16,000
5 Miles	30,037

SPOTSYLVANIA COUNTY PARKWAY 17,500 VPD

THE LEARNING EXPERIENCE
Academy of Early Education



Bickford
SENIOR LIVING

	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	5,650	41,647	95,757
2030 Projected Population	5,884	45,081	101,576
2025 Median Age	43.9	37.8	37.5
Households & Growth			
2025 Estimated Households	2,206	15,398	34,661
2030 Projected Households	2,337	16,788	37,145
Income			
2025 Estimated Average Household Income	\$115,927	\$128,998	\$128,756
2025 Estimated Median Household Income	\$104,324	\$111,085	\$108,048
Businesses & Employees			
2025 Estimated Total Businesses	204	1,478	2,887
2025 Estimated Total Employees	1,799	16,000	30,037



FREDERICKSBURG, VIRGINIA

Fredericksburg, Virginia is 25 miles SW of Dale City, Virginia and 48 miles SW of Washington, District of Columbia. The City of Fredericksburg is located on the Interstate 95 corridor in central Virginia midway between the nation’s capital at Washington, D.C., and the state capital at Richmond. The City of Fredericksburg had a population of 28,884 as of July 1, 2025.

Tourism is a major part of the economy, with approximately 1.5 million people visiting the Fredericksburg area annually, including Battlefield Park, the downtown visitor center, events, museums and historic sites.

Fredericksburg has long been known as an important center for industry and commerce, due largely to its strategic position as a crossroads for highway, rail, and water-based transportation. The City’s economy is based, to a large degree, on its strategic location along Interstate 95 approximately halfway between Richmond, Virginia and Washington, D.C. The city enjoys two major commercial development centers, Central Park and Celebrate Virginia South. Central Park is a primary retail and dining area of the city and houses more than 200 retailers including national bigbox stores, restaurants and smaller local businesses. In addition to the major retail commercial development centers, the City is a hub for the provision of health care services to the Fredericksburg region. The centerpiece of health care in the city is Mary Washington Hospital, a division of Mary Washington Healthcare. Mary Washington Hospital is a 471 bed, full service hospital that provides over 45 different medical specialties. As the region continues to grow, Mary Washington Hospital will continue to provide a majority of the increased hospital services. The City’s economy also benefits from the presence of a major higher-education institution, the University of Mary Washington (UMW).



THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

29

OFFICES

\$6.5B+

TRANSACTION
VALUE
company-wide
in 2025

930+

CAPITAL MARKETS
PROPERTIES
SOLD
in 2025

\$3.5B+

CAPITAL MARKETS
TRANSACTION
VALUE
in 2025



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