

COSNER'S CORNER RETAIL FREDERICKSBURG, VA 22407



2nd Generation Restaurant Space: 4,416 SF at Corner Space
Great Retail Opportunity at Cosner's Corner : 2,208—4,540 SF



PROPERTY HIGHLIGHTS:

- ◆ 2nd Generation restaurant space 4,416 SF available
- ◆ Located less than 1 mile from Interstate 95 on Route 1/ Jefferson Davis Highway South
- ◆ Cosner's Corner is the largest mixed use development in Spotsylvania County with nearly 1.5 Million SF upon completion.
- ◆ Within walking distance to Spotsylvania Regional Medical Center, a 126-bed hospital facility on a 75-acre campus
- ◆ The Haven/Station Square Luxury Apartments: Phase I completed with 256 Units; Phase completed 100 units; The Silver Collection: 274 Apartments
- ◆ Nearby Germanna Community College: 6,000 Students
- ◆ Minutes from the Spotsylvania VRE Station to NoVA.



DEMOGRAPHICS AT A GLANCE

DEMOGRAPHICS	3 MILE	5 MILES	10 MILES
Total Population	37081	88,482	181,155
Households	12,911	30,983	65,210
Avg. Household Income	\$104,948	\$106,659	\$107,357

Neighborhood Tenants:



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