

FOR LEASE  
**3,006 SF**



# COSNER'S CORNER RETAIL

**10141-10159 PATRIOT HIGHWAY, FREDERICKSBURG, VA 22407**

AVAILABLE NOW



CUSHMAN &  
WAKEFIELD

THALHIMER



# PROPERTY HIGHLIGHTS

- Two vanilla shells at 1,503 SF each, can be combined; HVAC and one bath (ADA) in each
- Easy access with excellent visibility at the intersection of Route 1 and Route 17
- Prominent monument signage
- Located in a major shopping district at Cosner's Corner
- Nearby Tenants and Retailers:



Building Size: 16,570

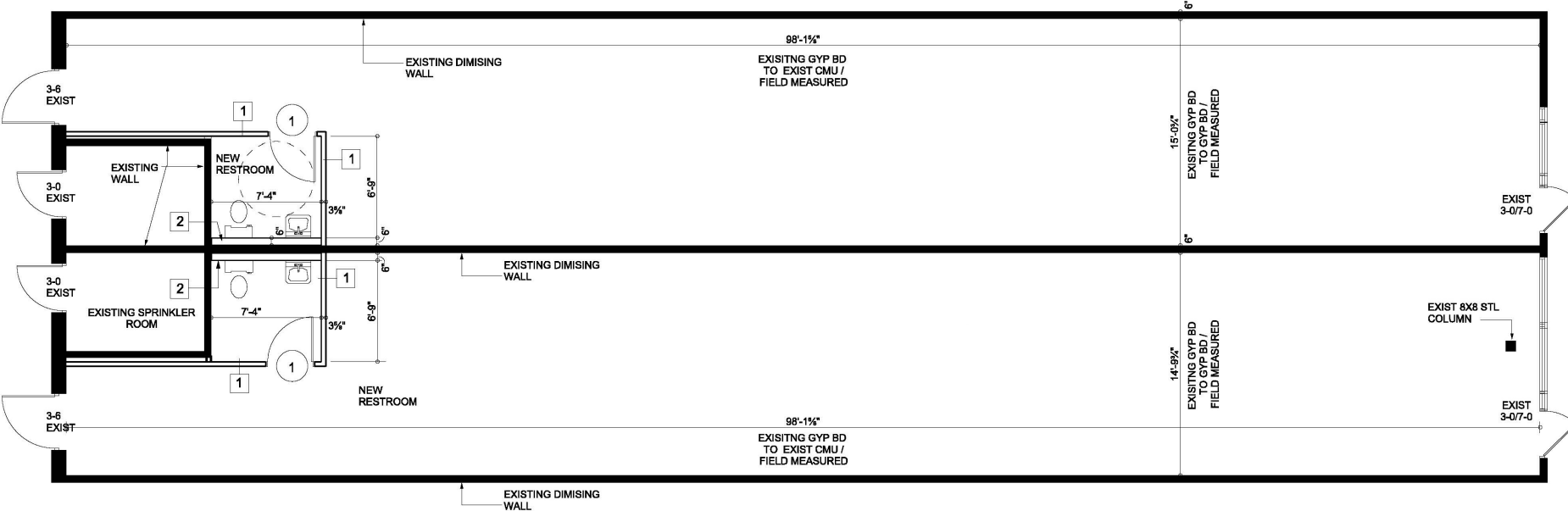
Space Available: 10143: 1,503 SF

10147: 1,503 SF

Lease Rate: \$16.50 PSF NNN (\$5.55)

10141	C & R Carpet and Rugs	-
10143	Available Shell Space	1,503 SF
10147	Available Shell Space	1,503 SF
10151	Classy Soul Food	-
10153	Ghana Cuisine	-
10159	Five Guys	-
• 10143 & 10147 can be combined to 3,006 SF		





FLOOR PLAN





**AERIAL**



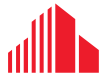
# CONTACT INFORMATION

**VIRGIL NELSON, CCIM**

Senior Vice President  
540 322 4150  
[virgil.nelson@thalhimer.com](mailto:virgil.nelson@thalhimer.com)

**BERKLEY MITCHELL**

Vice President  
540 322 4144  
[berkley.mitchell@thalhimer.com](mailto:berkley.mitchell@thalhimer.com)



**CUSHMAN &  
WAKEFIELD**

**THALHIMER**

Eagle Village  
1125 Emancipation Hwy.,  
Suite 350  
Fredericksburg, VA 22401  
[thalhimer.com](http://thalhimer.com)

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield | Thalhimer © 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.