



COLDWELL BANKER  
COMMERCIAL  
ELITE



**10040 PATRIOT HIGHWAY  
FREDERICKSBURG, VA 22407**

**PREMIER RETAIL END CAP ON PATRIOT HIGHWAY  
FOR LEASE**

Price:	\$29/SF
Square Footage:	3,000 SF
Zoning:	C-3

10040 Patriot Highway presents a **rare retail end cap opportunity** offering  $\pm 3,000$  SF with **over 140 feet of direct frontage** on one of Fredericksburg’s busiest commercial corridors. This highly visible position delivers **exceptional exposure, signage, and brand presence**, making it an ideal location for **national retailers seeking top-tier visibility** in a fast-growing market.

Located **directly across from Cosner’s Corner**, the region’s dominant retail destination, the site benefits from constant traffic generated by major national anchors and daily shoppers. With **direct access to Patriot Highway** and **less than one mile to I-95**, the property offers superior accessibility and regional reach, drawing customers from Fredericksburg, Spotsylvania, Stafford, and surrounding residential growth areas.

The site’s **flexible commercial zoning** supports a wide range of retail, service, medical, and food users. Combined with strong surrounding demographics and accelerating development, 10040 Patriot Highway provides a strategic, high-visibility location for brands aiming to establish or expand their presence in the Fredericksburg market.

## KEY PROPERTY HIGHLIGHTS

- **Rare  $\pm 3,000$  SF retail end cap** with strong exposure, excellent natural light, and a highly versatile interior layout.
- **Over 140 feet of Patriot Highway frontage**, delivering exceptional visibility and continuous brand exposure to heavy daily traffic.
- **Ideal flagship location for national retailers** seeking high-impact signage and a dominant presence in a fast-growing corridor.
- **Direct access from Patriot Highway** with prominent signage opportunities and convenient ingress/egress for customers.
- **Directly across from Cosner’s Corner**, benefiting from consistent spillover traffic from major national retailers, restaurants, and medical anchors.
- **Less than 1 mile to Interstate 95**, providing unmatched regional connectivity and access to a broad trade area.
- **High-growth market** surrounded by expanding residential communities, medical campuses, and established retail corridors.
- **Flexible commercial zoning** accommodating a wide mix of retail, medical, service, boutique fitness, and food users.

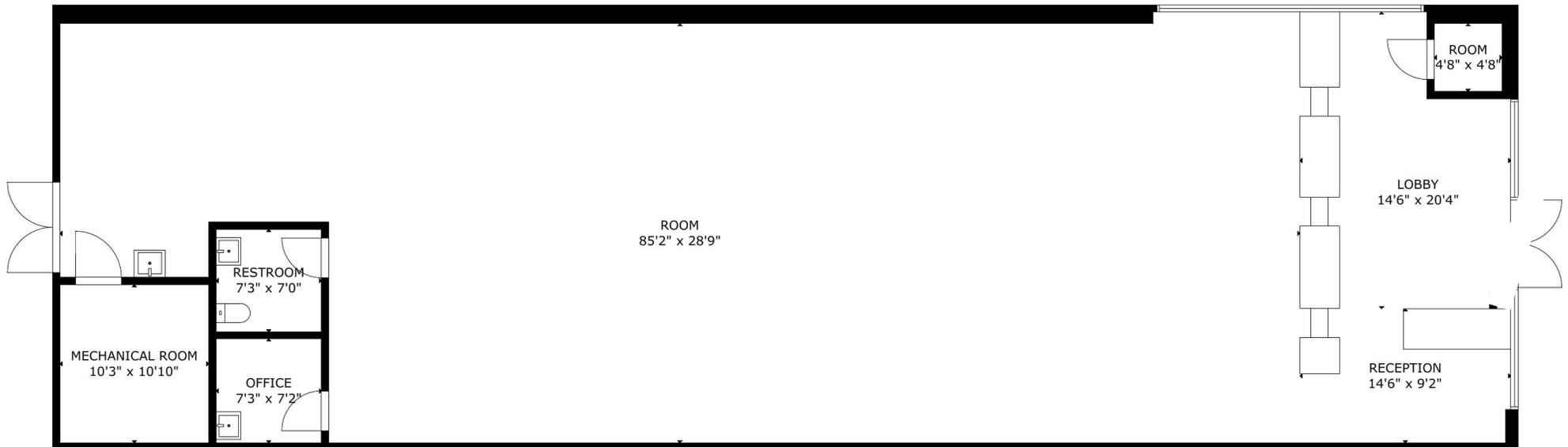
## PROPERTY DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2024 Population	42,231	83,746	207,767
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2024 Households	15,272	29,805	74,775
INCOME	3-MILE	5-MILE	10-MILE
2024 Avg. Household Income	\$130,364	\$129,130	\$133,770





## PROPERTY VIDEO TOUR





OFFERING MEMORANDUM

# PREMIER RETAIL END CAP ON PATRIOT HIGHWAY

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FOR MORE INFORMATION PLEASE CONTACT:



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