



Four Mile Fork Business Center 10914 Patriot Highway Space for Lease



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Four Mile Fork Business Center

10914 Patriot Highway
Fredericksburg, Virginia

Project: Four Mile Fork Business Center is a mixed-use retail/commercial flex building. Uses for this project includes retail, retail showroom, warehouse and office.

Location: Location: This property is well located on the west side of Route One at its intersection with Lassen Lane in Spotsylvania County. The property fronts on the Route One service lane providing good visibility and is an end cap space, which is convenient for customers.

Traffic Count: 36,000 vehicles per day according to the latest Virginia Department of Transportation (VDOT) count - 2023.

Property: Unit 4715 consists of 4,200 square feet of space with 1,860 square feet of showroom, one office, one breakroom and one bathroom. Warehouse area comprises 2,046 square feet of space with one 10' x 12' roll up drive in door. The showroom has 12 foot ceilings and is heated and cooled, the warehouse is heated.

Timing: 10914 is available for August 1, 2025 occupancy.

Terms: The 4,200 square foot unit is \$5,950.00 NNN per month plus condo fees and taxes. Real estate taxes are \$318.93 per month, condo fees are \$593.24 per month.

Utilities: All utilities are available to the space including natural gas.

Area Map



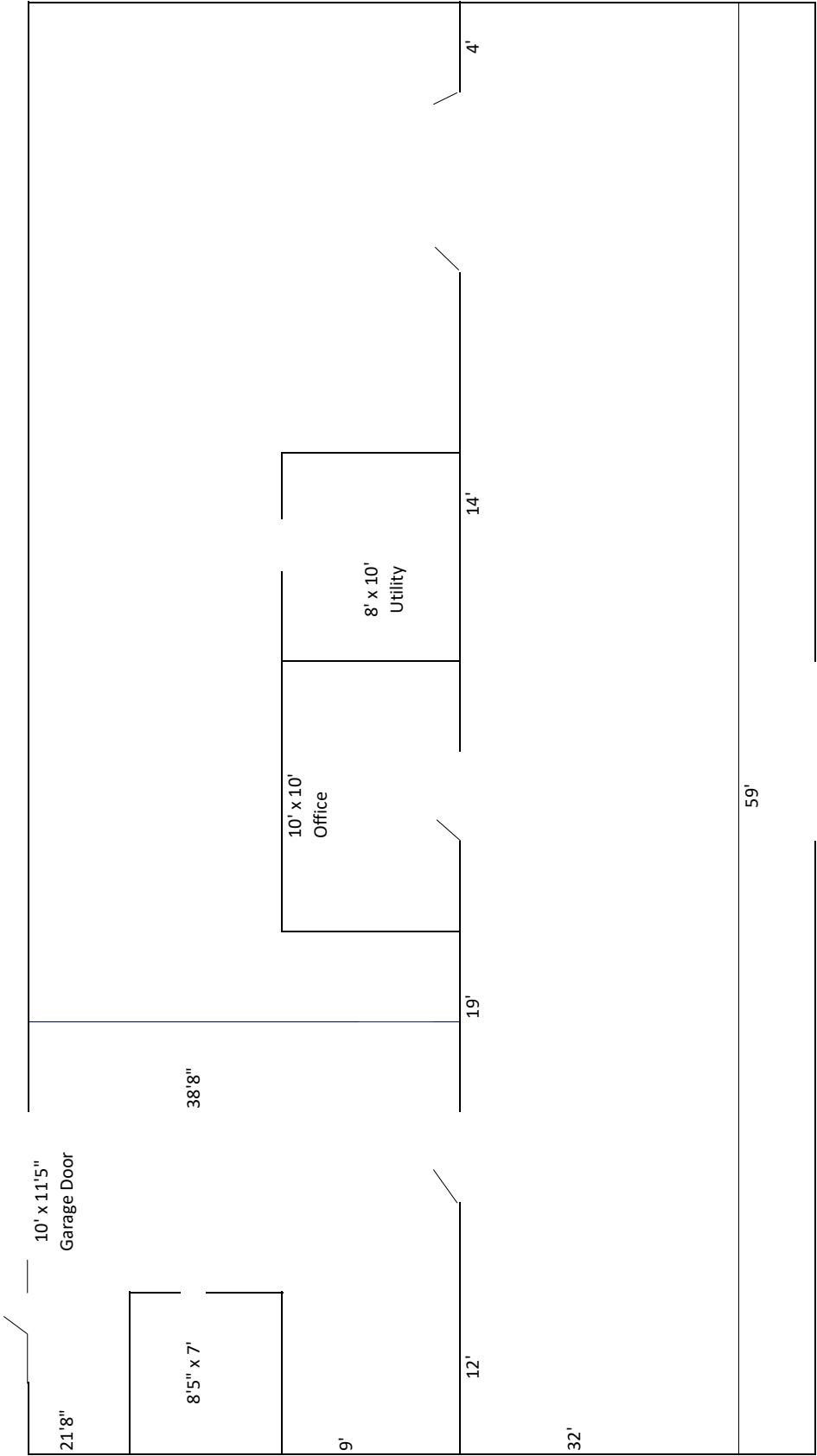
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END OF AGREEMENT

Floorplan

Unit 10914 Patriot Highway



Exterior Photos

