

FORMER CAPITAL ONE BANK BUILDING

9801 Patriot Highway, Fredericksburg, VA 22407

NewLink
MANAGEMENT GROUP

 TARGET

 Publix.

 Marshalls

 Ashley



SIZE : 3,680 SF | +/- 1.21 ACRES

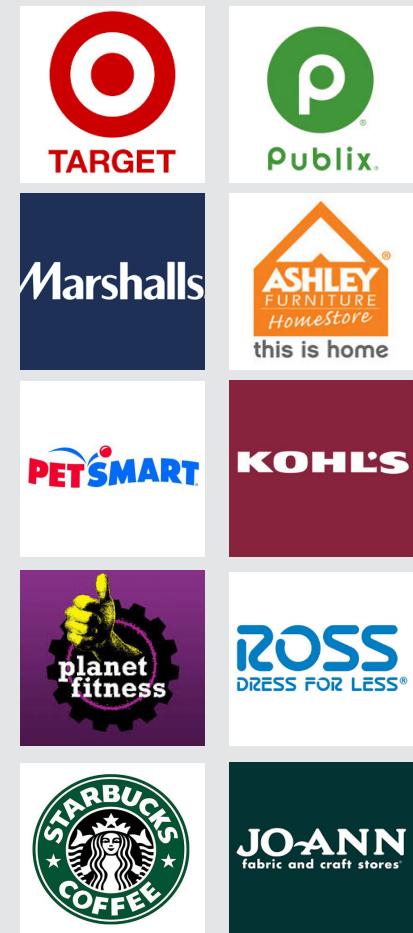
SURROUNDING RETAILERS

PROPERTY HIGHLIGHTS

- +15.5 Million Visits in 2021 Cosner's Corner shopping district
- Former CapitalOne Bank Branch Available: 3,680 SF | +/- 1.21 ACRES
- Property located in the heart of Cosner's Corner shopping district (+100 Stores)
- Surrounded by national retailers, restaurants, offices, and other traffic generators
- Turnkey Bank Bldg. Drive Thru | Redevelopment for Retail, QSR, Office, or Medical
- Near I-95 (150,000 VPD) within a corner lot and signalized intersection
- Traffic Counts: Route 1: 50,000 VPD

Interstate 95: 150,000 VPD

DEMOGRAPHICS – 2022	3 MILES	5 MILES	10 MILES
ESTIMATED POPULATION	38,897	86,304	193,506
AVG. HOUSEHOLD INCOME	\$108,380	\$107,829	\$108,236
HOUSEHOLDS	13,427	30,160	68,317
POPULATION GROWTH '22-'27	10.00% 	9.00% 	9.50% 
HOUSEHOLD GROWTH '22-'27	11.00% 	9.75% 	11.50% 



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