

# FORMER CAPITAL ONE BANK BUILDING

9801 Patriot Highway, Fredericksburg, VA 22407

**NewLink**  
MANAGEMENT GROUP



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

## 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% ↑

## SURROUNDING RETAILERS



Marshalls



PETSMART

KOHL'S



ROSS  
DRESS FOR LESS®



JO-ANN  
fabric and craft stores

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*Innovative Retail Property Solutions*



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