

**FOR
LEASE**

2ND GEN RESTAURANT

Cosner's Corner

9951-9969 Patriot Highway | Fredericksburg, VA 22407



**COMMONWEALTH
COMMERCIAL**
Comprehensive Property Solutions



PROPERTY HIGHLIGHTS

- › 6,000± SF of available space
- › 2nd generation restaurant space available
- › Well positioned for medical/dental
- › Patio space available
- › Occupancy of 286
- › Located in Spotsylvania's busiest retail corridor
- › Multi-tenant strip shadowing Target anchored center
- › Zoning: C-3

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	6,414	43,465	96,111
AVERAGE HH INCOME	\$149,018	\$152,641	\$157,898
DAYTIME EMPLOYEES	2,767	15,806	31,638

FOR MORE INFORMATION:

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Commonwealth Commercial Partners, LLC represents the Landlord of this property. Information contained herein is deemed reliable but is not guaranteed.



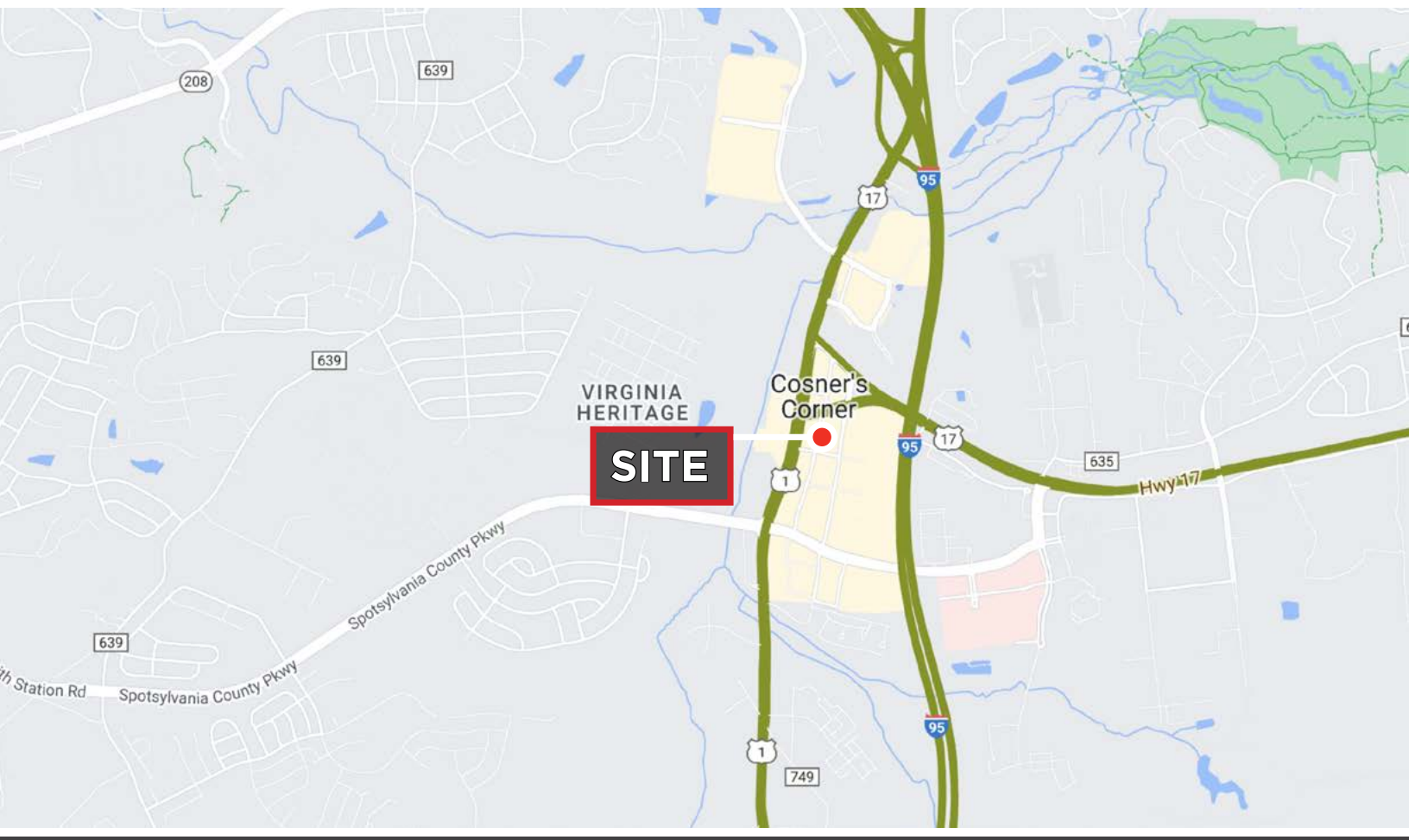
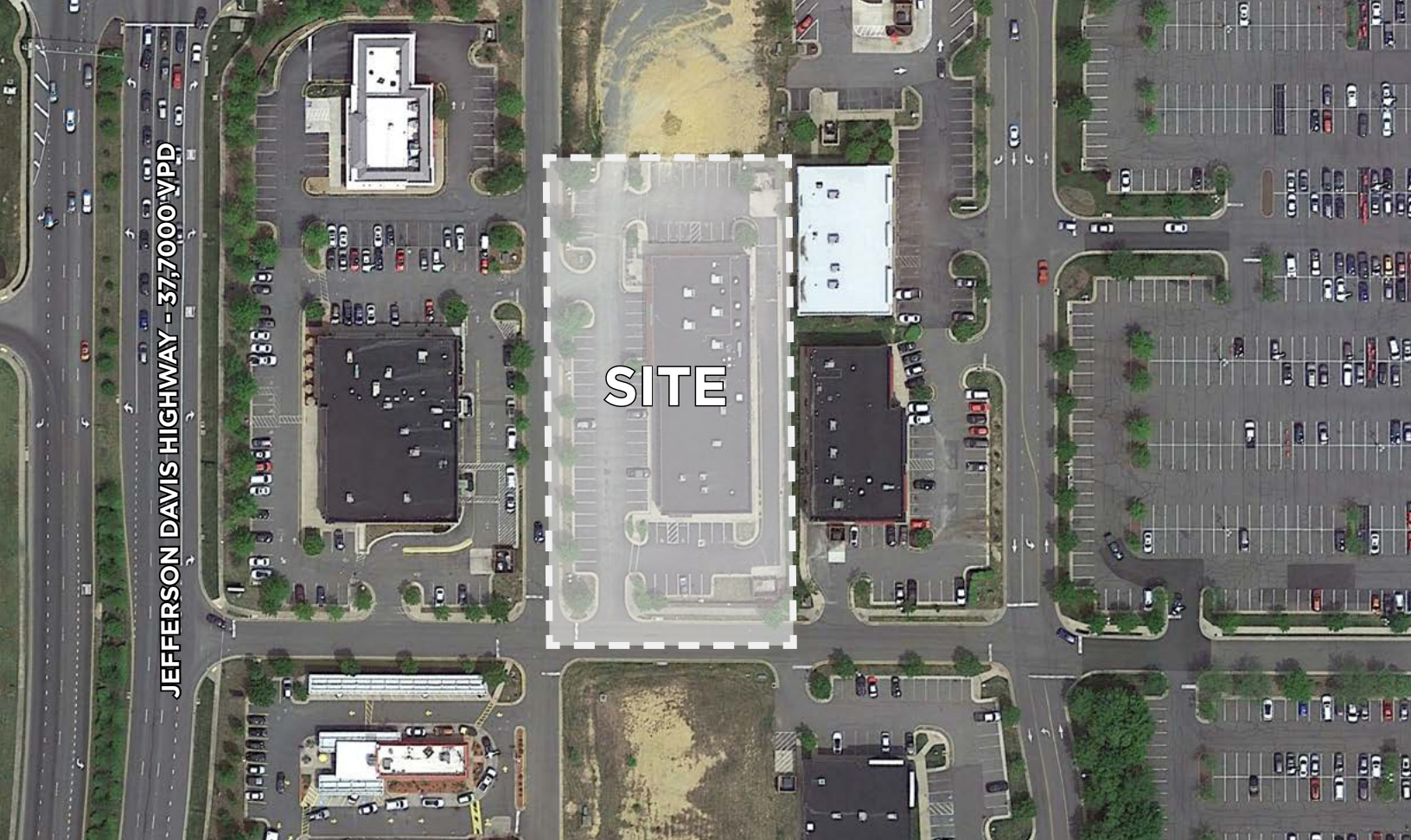
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RETAIL MAP

