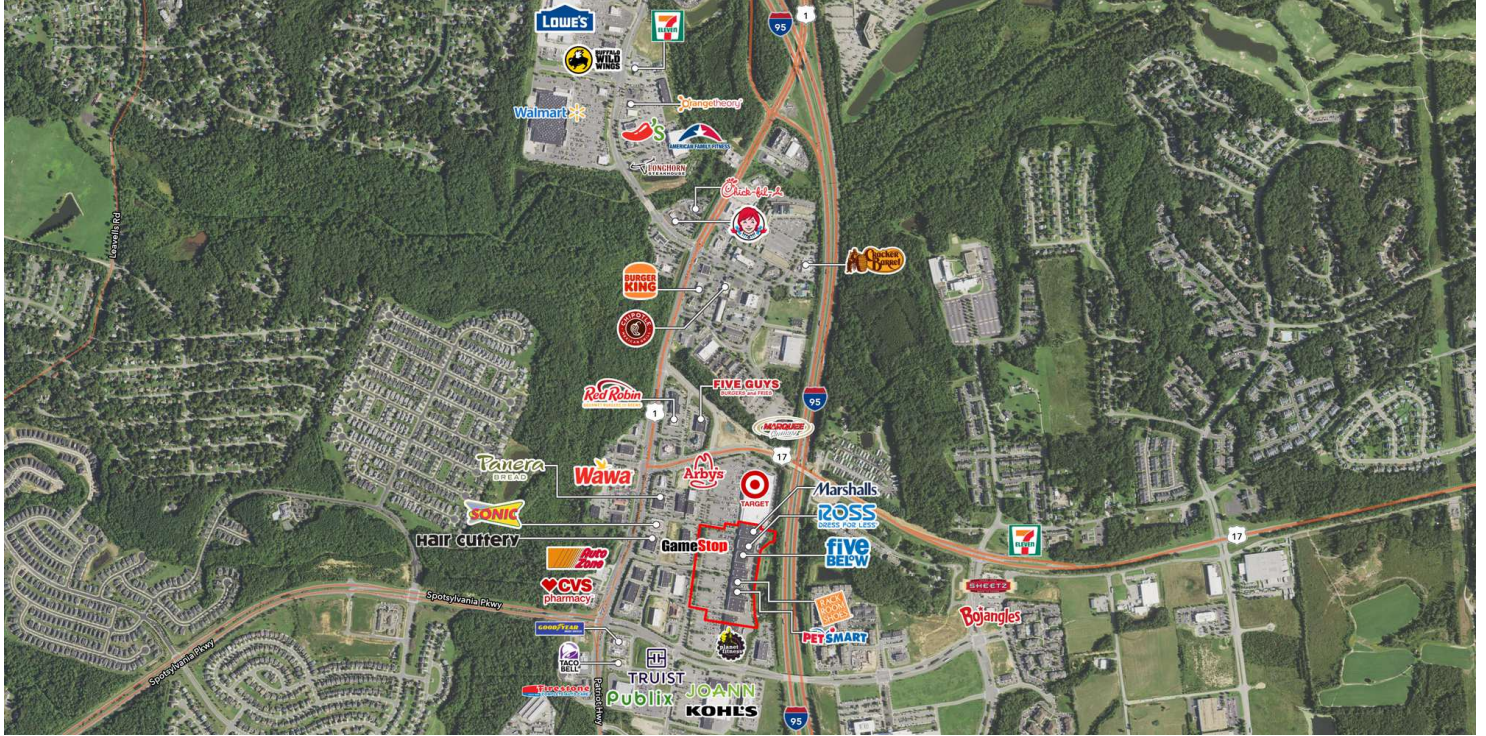


COSNER'S CORNER

9745 PATRIOT HIGHWAY, FREDERICKSBURG, VA 22401

FOR LEASE



LOCATION DESCRIPTION

Immediate area experiencing tremendous residential growth. Adjacent to the new Spotsylvania Regional Medical Center with 133 beds.

PROPERTY HIGHLIGHTS

- Available spaces: 1,500 SF & 30,188 SF (Available Now) and 18,282 SF (Available 2/1/2025)
- Strong national anchor lineup
- Ample Parking
- Multiple access points along US 1/Patriot Hwy
- Traffic Counts: Patriot Hwy: 40,000 AADT I-95: 88,000 AADT Route 17: 17,000 AADT



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	5,712	42,620	89,231
Households	2,428	15,390	31,823
Average HH Income	\$113,618	\$126,539	\$125,690
Median HH Income	\$86,289	\$103,269	\$101,113



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FOR LEASE



SUITE	TENANT NAME	SPACE SIZE
9727	Available	1,500 SF
9737	Venus Nails	1,500 SF
9739	Master YJ Kims Martial Arts Studio	8,000 SF
9745	Available	30,188 SF
9751	PetSmart	20,087 SF
9755	Luxury Pools & Spas	3,900 SF
9757	Rack Room Shoes	6,000 SF

SUITE	TENANT NAME	SPACE SIZE
9769	Lazy Daisy	6,000 SF
9763	Dollar Tree	8,050 SF
9759	Available 2/1/2025	18,282 SF
9771	Five Below	10,000 SF
9773	Ross Dress for Less	30,187 SF
9779	Marshalls	37,000 SF



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