



COLDWELL BANKER
COMMERCIAL
ELITE



DEVELOPMENT READY OPPORTUNITY FOR SALE

9905 Patriot Hwy, Fredericksburg, VA 22407

Price:	\$669,000
Acreage:	0.755
Zoning:	C-3

9905 Patriot Hwy presents a premier **commercial development opportunity** in one of the most vibrant retail and commercial corridors in the region. This **0.755-acre parcel** is **level, graded, and development-ready**—with utilities to the site, curb & gutter, and an underground stormwater drainage system already in place. Zoned **C-3 (Commercial)**, the property offers tremendous flexibility for a wide variety of users including **retail, medical, or professional office**.

Strategically located just off **Exit 126 of Interstate 95**, this site benefits from **exceptional visibility and accessibility** along heavily traveled Patriot Highway. The property is adjacent to the highly successful **Cosner's Corner**—a major regional shopping destination anchored by national retailers, restaurants, and medical facilities, ensuring a **strong consumer draw and steady traffic flow**.

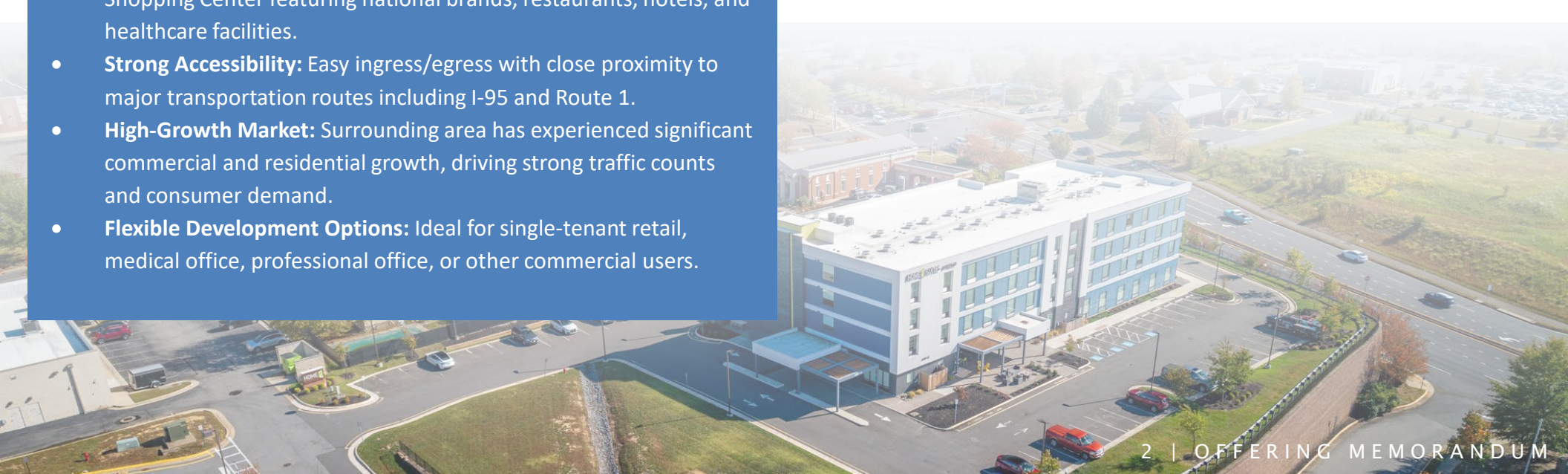
This well-positioned site provides developers and owner-users an unmatched opportunity to establish a presence in a **high-growth submarket** with robust surrounding infrastructure and demographics.

KEY PROPERTY HIGHLIGHTS

- **Prime Location:** Situated along Patriot Highway just off Exit 126 of Interstate 95 with excellent frontage and visibility.
- **Development-Ready Site:** Level, graded, with curb & gutter, underground stormwater system, and utilities in place.
- **Zoning:** C-3 (Commercial), allowing for a broad mix of retail, office, and medical uses.
- **Thriving Commercial Hub:** Located adjacent to Cosner’s Corner Shopping Center featuring national brands, restaurants, hotels, and healthcare facilities.
- **Strong Accessibility:** Easy ingress/egress with close proximity to major transportation routes including I-95 and Route 1.
- **High-Growth Market:** Surrounding area has experienced significant commercial and residential growth, driving strong traffic counts and consumer demand.
- **Flexible Development Options:** Ideal for single-tenant retail, medical office, professional office, or other commercial users.

PROPERTY DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2024 Population	42,231	83,746	207,767
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2024 Households	15,272	29,805	74,775
INCOME	3-MILE	5-MILE	10-MILE
2024 Avg. Household Income	\$130,364	\$129,130	\$133,770







OFFERING MEMORANDUM

DEVELOPMENT READY OPPORTUNITY

9905 PATRIOT HWY, FREDERICKSBURG, VA 22407

FOR MORE INFORMATION PLEASE CONTACT:



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