

# LEASE

10040 PATRIOT HIGHWAY

10040 Patriot Hwy Fredericksburg, VA 22407



## PROPERTY DESCRIPTION

End cap second generation restaurant space with direct visibility to Rt 1, and neighbored by Car wash and Wawa

## PROPERTY HIGHLIGHTS

- Rare Second Generation Restaurant space
- End cap with outdoor seating
- Equipment in place
- Neighboring tenants include dentist, Wings to Go and drycleaners.

## OFFERING SUMMARY

Lease Rate:	\$33.00 SF/yr (NNN)
Number of Units:	4
Available SF:	3,500 SF
Lot Size:	0.99 Acres
Building Size:	10,500 SF
Zoning:	C-3
APN:	35-17-D2

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	2,005	8,451	13,794
Total Population	4,656	20,610	35,935
Average HH Income	\$86,426	\$93,246	\$100,892

Brian Cunningham, CCIM  
540 429 3414



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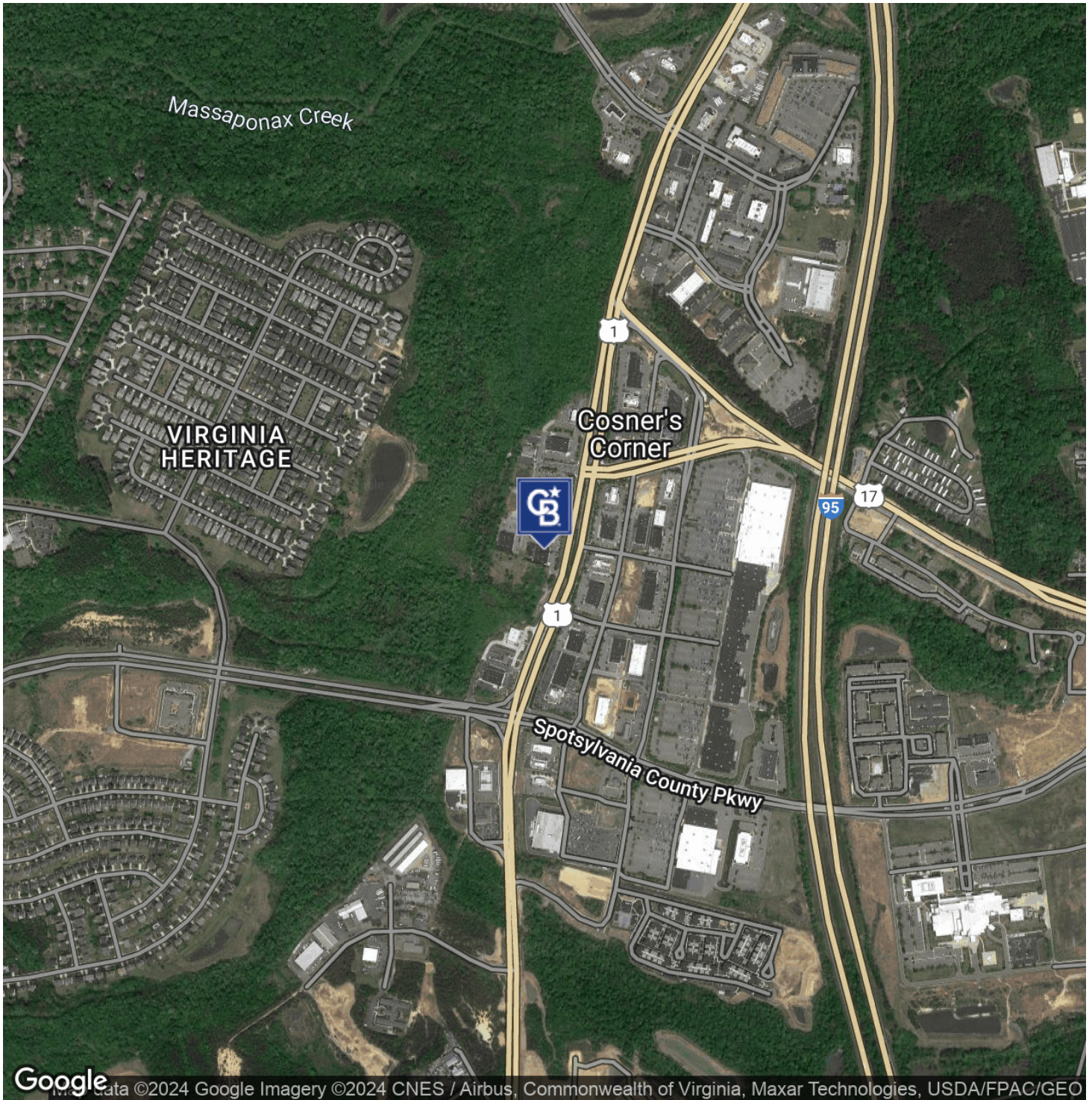
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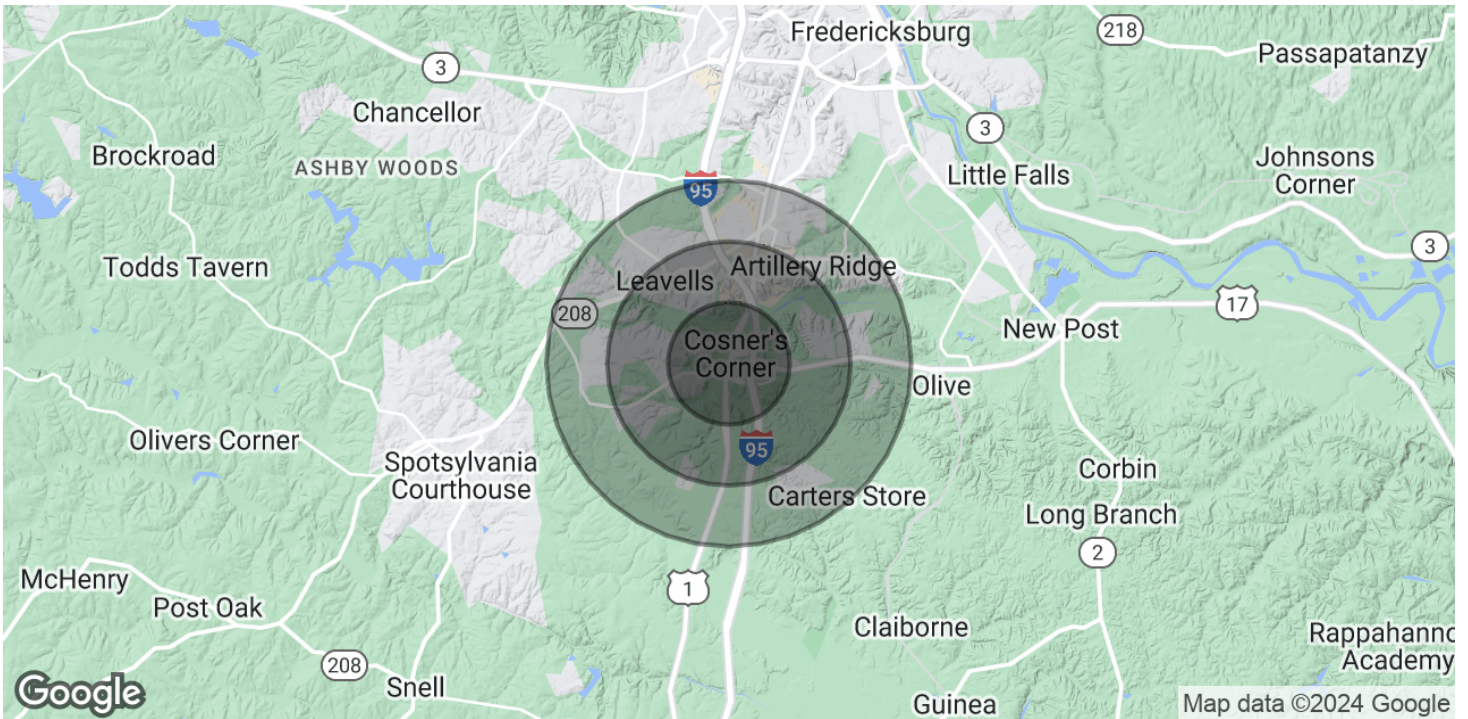
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	4,656	20,610	35,935
Average Age	44	40.1	39.3
Average Age (Male)	42.7	39	39.1
Average Age (Female)	43	40.6	39.6
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	2,005	8,451	13,794
# of Persons per HH	2.3	2.4	2.6
Average HH Income	\$86,426	\$93,246	\$100,892
Average House Value	\$265,884	\$263,521	\$275,956

\* Demographic data derived from 2020 ACS - US Census

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