



Colliers



TIMES
SAFE

Retail/Flex
Space Available
For Lease

Four Mile Fork Shopping Center

10758 Patriot Hwy, Fredericksburg, VA 22408

- Located in Four Mile Fork Shopping Center
- Zoned C-3 (Commercial 3 Highway)
- 16,400 SF available
- Fully conditioned
- High parking ratio
- 16' clear ceiling height
- Great Co-tenancy with restaurants, retail, grocery and more
- Excellent opportunity for office, retail, contractor's offices, church, indoor recreation, microbrewery, etc.
- Rear loading with one (1) 10'x10' grade level door
- Asking: \$9.00 PSF NNN (NNN's est. at \$2.50 psf)

Lee Cherwek

Vice President
+1 540 373 3434
lee.cherwek@colliers.com

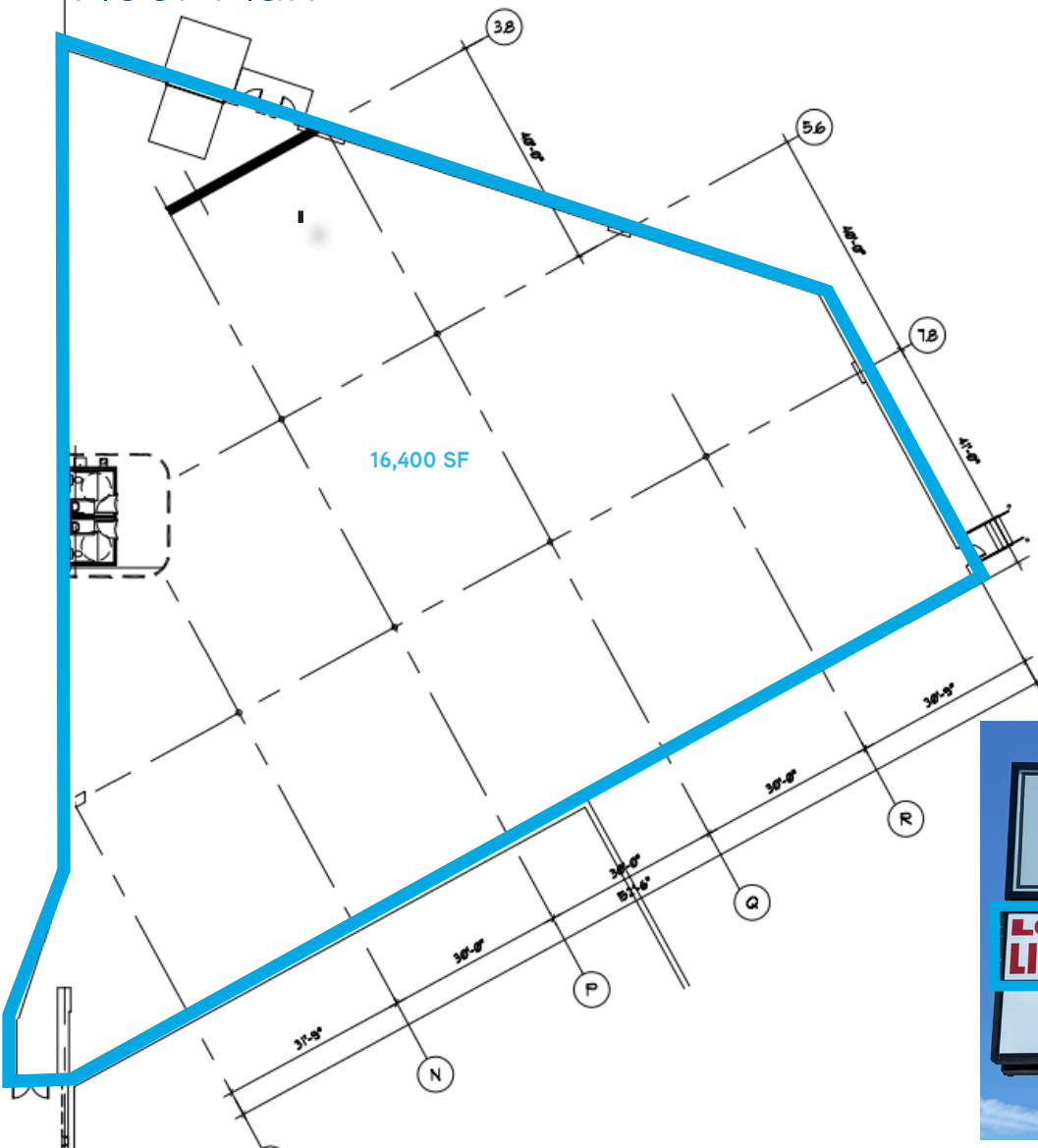
523 Sophia Street
Fredericksburg, VA 22401
P: +1 540 373 3434
F: +1 540 373 8782
colliers.com/richmond

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Accelerating success.

10758 Patriot Hwy, Fredericksburg, VA

Floor Plan



C-3, Commercial 3 District

- Accessory uses as permitted by article 5, division 3 of this chapter
- Adult day care center
- Amusement arcades
- Animal shelter
- Antique shop
- Art and craft studio
- Assisted living facility
- Auction establishments
- Billard and pool hall
- Building materials yard
- Business service and supply establishment
- Car wash
- Child care center
- Civic, social or fraternal facility
- Community center
- Contractor's offices and shops
- Convenience store
- Convents, monasteries, seminaries and nunneries
- Cultural centers, museums or similar facilities
- Eating establishments
- Eating establishments, carry out/ fast food
- Financial institutions
- Fuel dispensing service
- Funeral home
- Garden center
- Gold driving range
- Heavy equipment and specialized vehicle safe, rental and service establishment
- Hospital
- Hotel, motel
- Indoor commercial recreation/ athletic facility
- Live entertainment, indoor
- Medical care facility
- Micro-brewery, winery, cidery, distillery
- Miniature golf
- Mini-warehousing establishments
- Nursing home
- Offices
- Outdoor sports and recreation, commercial
- Personal service establishment
- Places of worship
- Private school
- Public facility/uses
- Public school
- Quasi-public parks, playgrounds, athletic fields and related facilities
- Repair service establishments
- Scientific research and development establishment
- Shopping centers
- Theaters
- Vehicle sale, rental and ancillary service establishment, large scale
- Vehicle major service establishment
- Veterinary hospitals/services
- Wholesale trade establishments

Join nearby retailers:



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Contact us:

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Vice President

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Demographics



2023 population

4,034
(1 mile)

56,206
(3 miles)

122,447
(5 miles)

Daytime population

7,769
(1 mile)

55,484
(3 miles)

128,291
(5 miles)



2023 Average Household Income

\$124,200
(1 mile)

\$123,901
(3 miles)

\$122,500
(5 miles)

Traffic Counts

Route 1/Patriot Hwy

28,000 VPD

Courthouse Road/208

42,000 VPD

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