

**FOR LEASE**

2,800 SF RETAIL SPACE

**10025**

**Patriot Hwy.**

FREDERICKSBURG, VA 22407



**VIRTUAL TOUR**

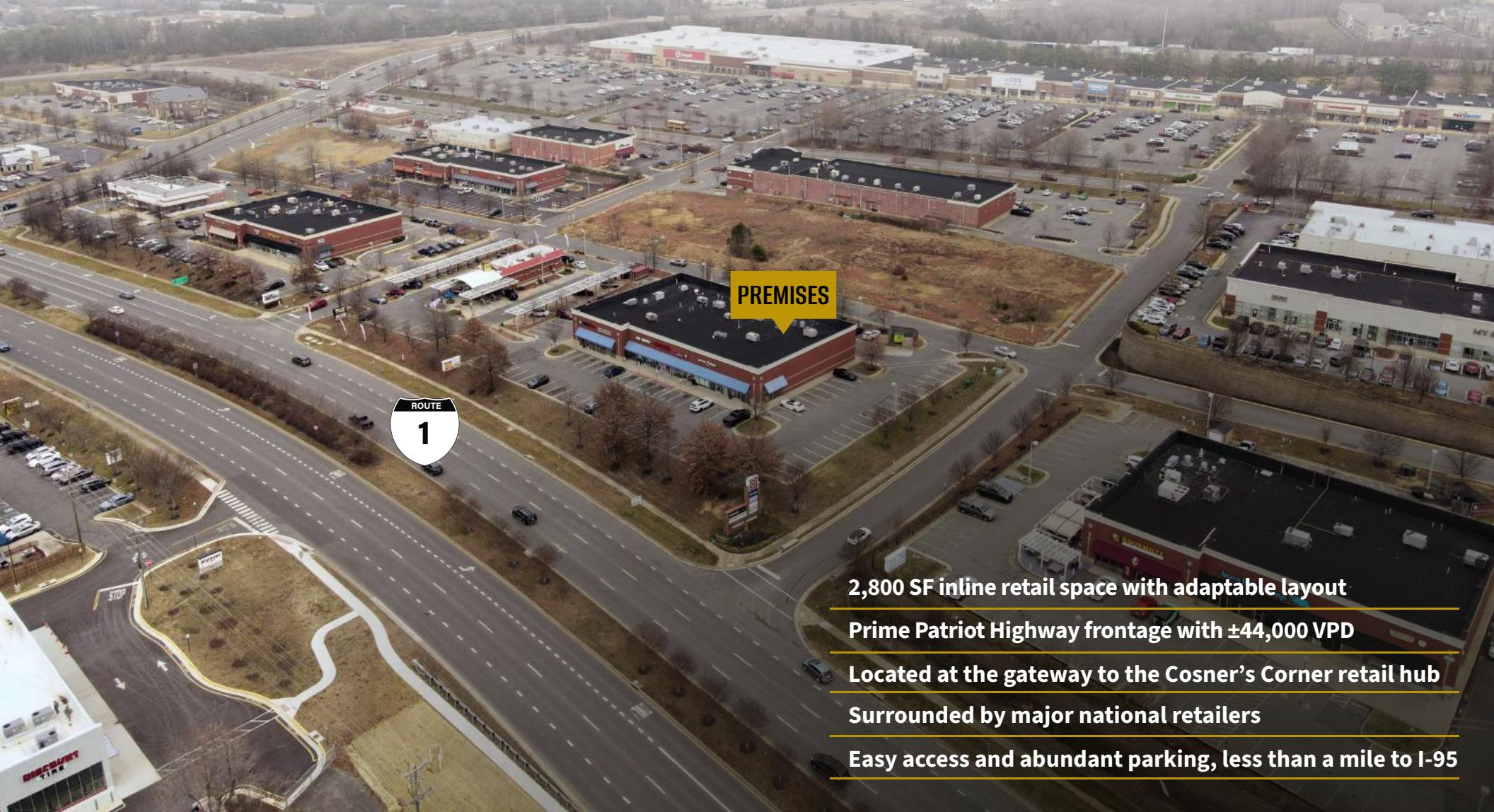
**SPECIFICATIONS**

Size:	2,800 SF
Lease Rate:	\$25.00 PSF
NNN:	\$4.95 PSF
Available:	Immediate
Zoning:	C-3

# PROPERTY OVERVIEW



This 2,800 SF retail space features excellent visibility along Patriot Highway (Route 1), positioned within one of Spotsylvania County's most active commercial corridors. Located at the entrance to the Cosner's Corner retail district, the property benefits from high daily traffic volumes, strong surrounding residential density, and a robust mix of national retailers that draw consistent customer activity. The open, flexible layout is well-suited for retail, service, or food-oriented users seeking a high-exposure location.



**2,800 SF inline retail space with adaptable layout**

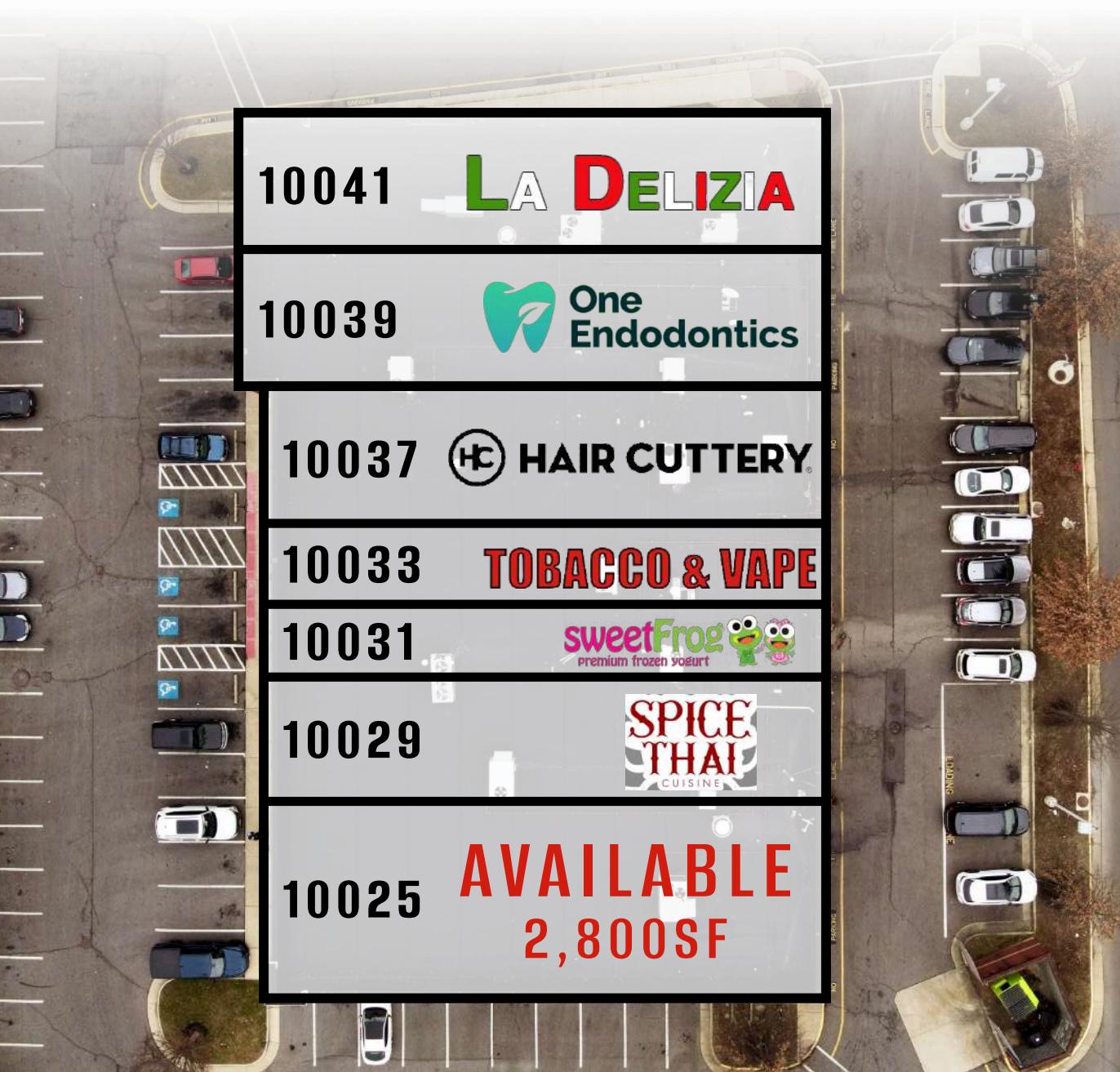
**Prime Patriot Highway frontage with ±44,000 VPD**

**Located at the gateway to the Cosner's Corner retail hub**

**Surrounded by major national retailers**

**Easy access and abundant parking, less than a mile to I-95**

# TENANT/RETAILER OVERVIEW



## NEARBY RETAILERS



# EXTERIOR PHOTOS



# INTERIOR PHOTOS



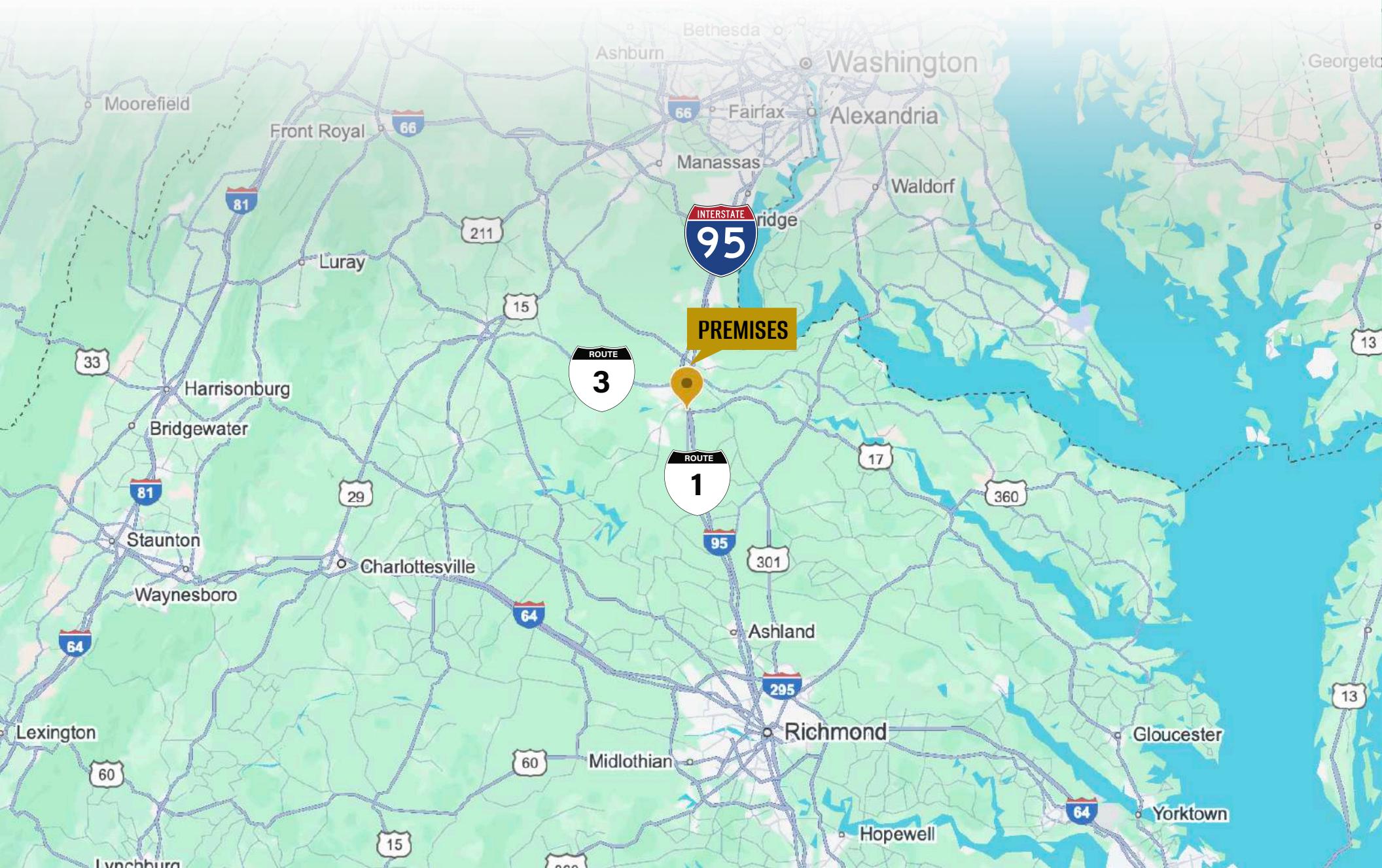
# AERIAL OVERVIEW



# LOCAL MAP VIEW



# REGIONAL MAP VIEW



# DEMOGRAPHIC/INCOME REPORT



INCOME	2 mile	5 mile	10 mile
Avg Household Income	\$109,544	\$115,207	\$117,470
Median Household Income	\$93,868	\$98,358	\$97,311
< \$25,000	1,132	3,620	7,628
\$25,000 - 50,000	967	3,568	8,849
\$50,000 - 75,000	1,819	6,183	12,851
\$75,000 - 100,000	1,158	3,816	8,565
\$100,000 - 125,000	1,497	5,294	10,392
\$125,000 - 150,000	903	2,865	6,380
\$150,000 - 200,000	1,187	4,708	9,773
\$200,000+	921	3,819	9,506

POPULATION	2 mile	5 mile	10 mile
2020 Population	23,608	90,435	192,862
2024 Population	24,961	94,971	205,304
2029 Population Projection	27,773	105,145	227,023
Annual Growth 2020-2024	1.4%	1.3%	1.6%
Annual Growth 2024-2029	2.3%	2.1%	2.1%
Median Age	37.1	37.2	37.7
Bachelor's Degree or Higher	36%	33%	35%
U.S. Armed Forces	109	608	1,714

## FOR MORE INFORMATION PLEASE CONTACT:



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