

FOR LEASE

2,800 SF RETAIL SPACE

10025

Patriot Hwy.

FREDERICKSBURG, VA 22407



SPECIFICATIONS

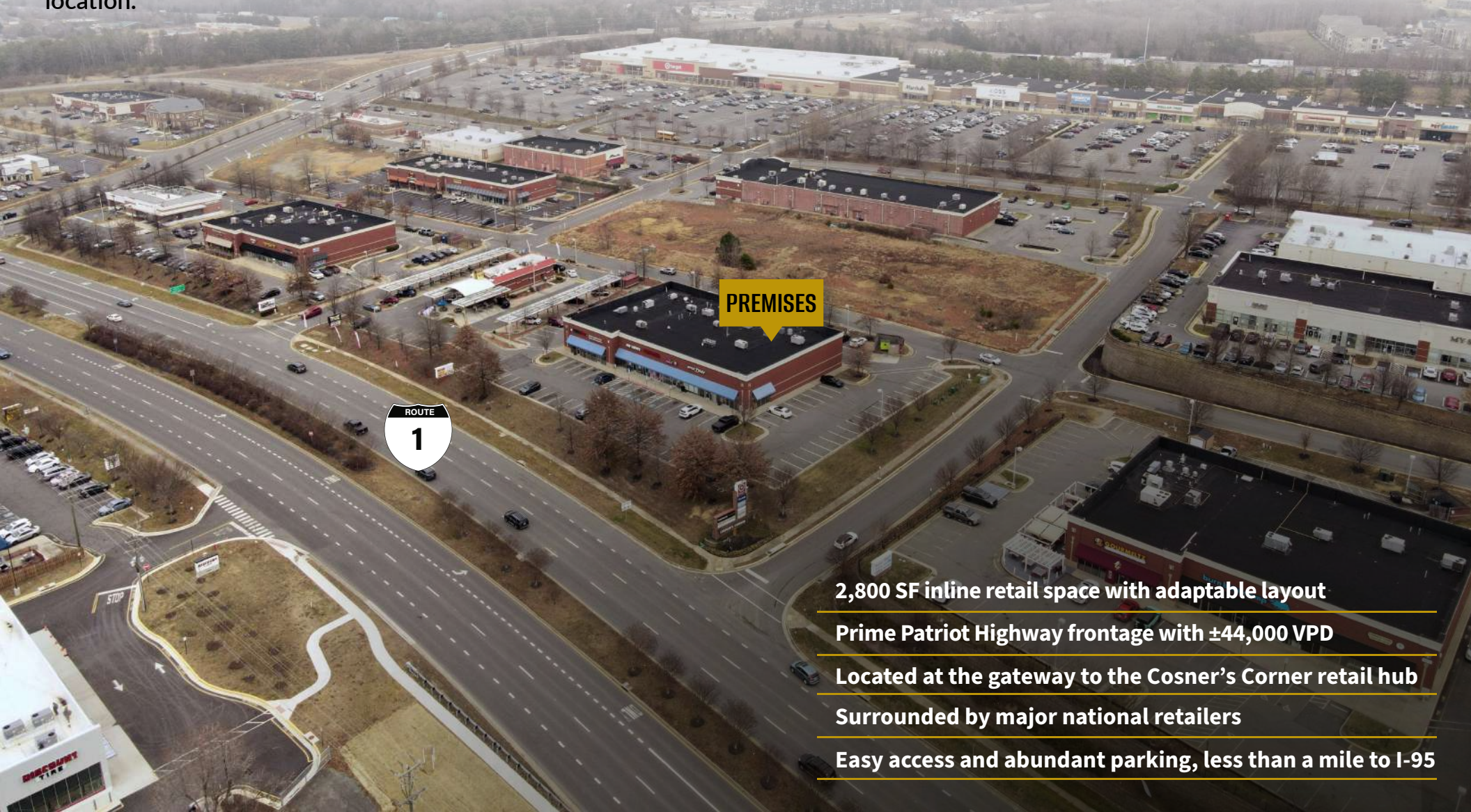
Size:	2,800 SF
Lease Rate:	\$25.00 PSF
NNN:	\$4.95 PSF
Available:	Immediate
Zoning:	C-3

[VIRTUAL TOUR](#)

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.



PREMISES

2,800 SF inline retail space with adaptable layout

Prime Patriot Highway frontage with $\pm 44,000$ 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



10041 **LA DELIZIA**

10039  **One Endodontics**

10037  **HAIR CUTTERY**

10033 **TOBACCO & VAPE**

10031  **sweetFrog**
premium frozen yogurt

10029  **SPICE THAI**
CUISINE

10025 **AVAILABLE**
2,800SF

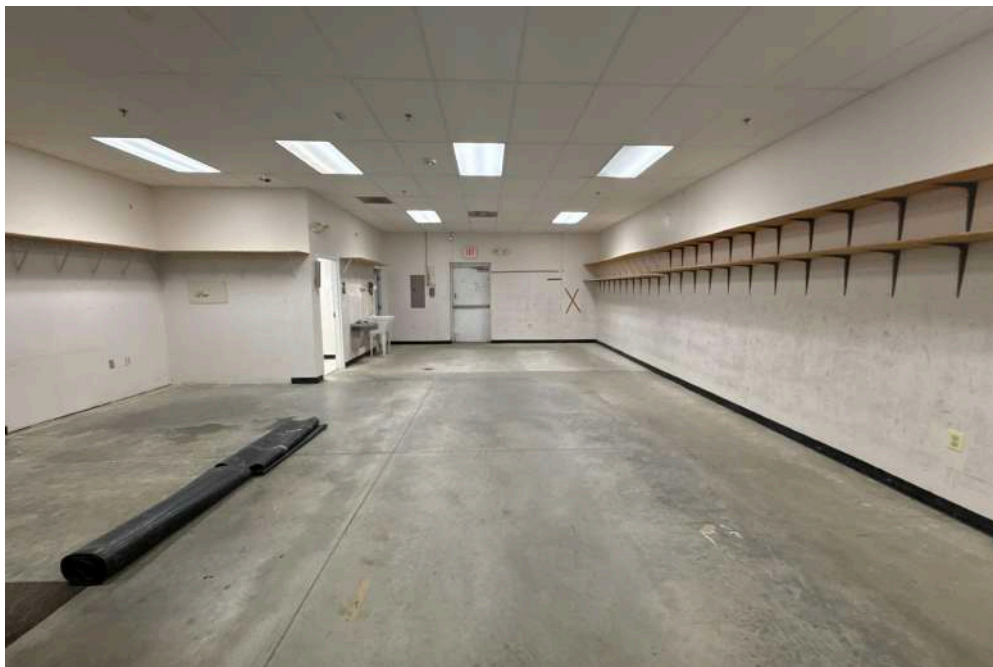
NEARBY RETAILERS



EXTERIOR PHOTOS



INTERIOR PHOTOS



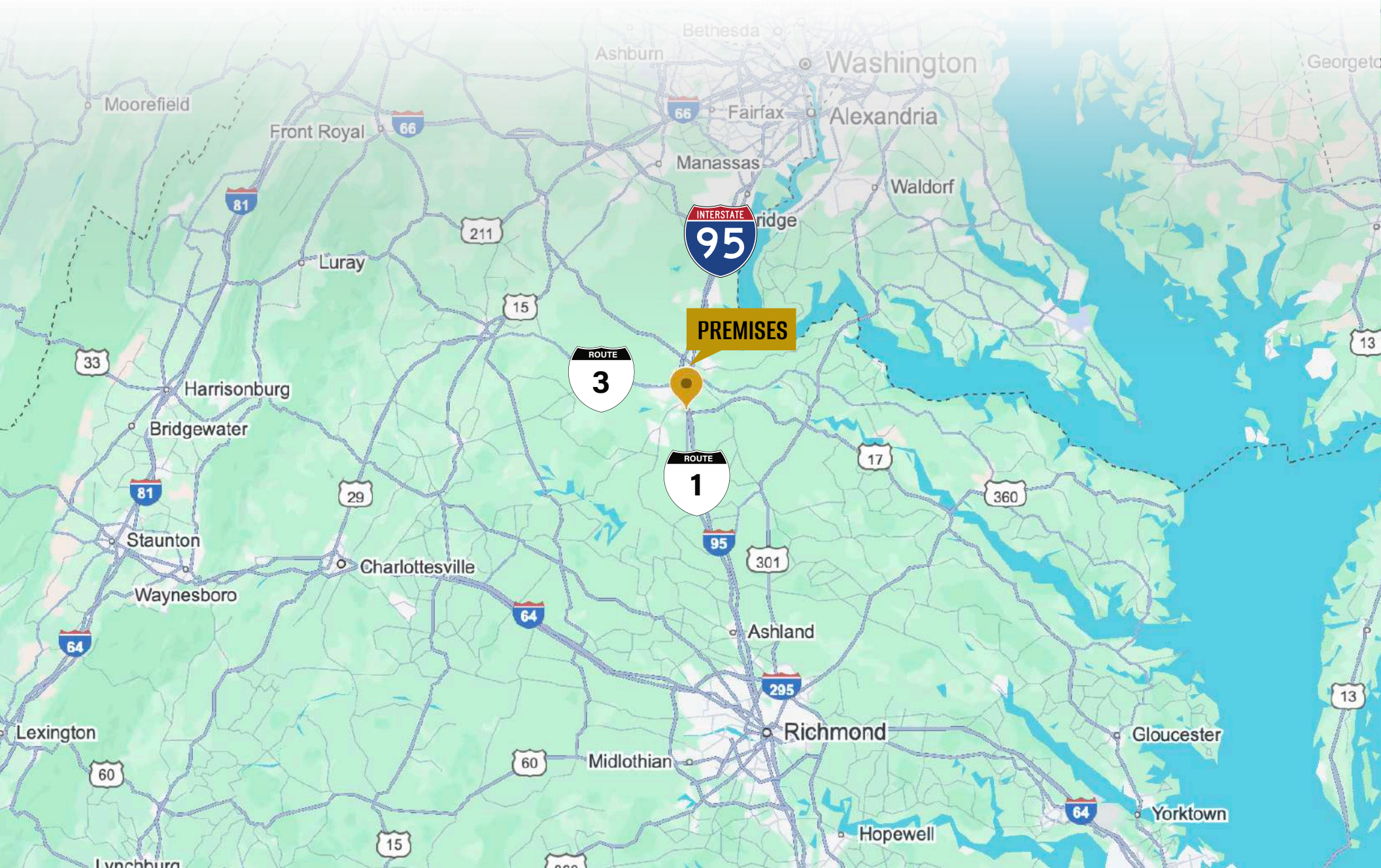
AERIAL OVERVIEW



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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REALTY

ADVISORS

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