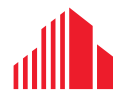




RETAIL FOR LEASE

**9913 PATRIOT HIGHWAY**

**FREDERICKSBURG, VA**



CUSHMAN &  
WAKEFIELD

**THALHIMER**



# 9913 PATRIOT HIGHWAY

## FREDERICKSBURG, VA

### PROPERTY FEATURES

- Retail space available in regional power center known as Cosner's Corner
- Great location off Route 1; across the street from Spotsylvania Reginal Medical Center
- Ample parking and signage available
- Close to Interstate 95, exit 126

### SITE PLAN



### SPECIFICATIONS

Available SF:	3,061 SF
Lease Rate:	\$20.00 PSF NNN
	NNN = \$4.08
Timing:	Available Immediately

SUITE	TENANT	SF
9911	SALON PLAZA	4,480 SF
9913	AVAILABLE	3,061 SF
9915	SOCIAL SECURITY ADMINISTRATION	9,139 SF

### NEARBY TENANTS/RETAILERS





# 9913 PATRIOT HIGHWAY

## FREDERICKSBURG, VA





# 9913 PATRIOT HIGHWAY

## FREDERICKSBURG, VA



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	8,026	42,991	92,607
DAYTIME POPULATION	9,185	40,530	84,347
HOUSEHOLDS	3,296	15,448	32,925
AVERAG H.H. INCOME	\$120,284	\$122,026	\$121,260

## TRAFFIC COUNTS

PATRIOT HWY. / RT. 17	44,000
SPOTSYLVANIA COUNTY PKWY.	16,000





# SALON PLAZA

## FOR MORE INFORMATION, CONTACT:

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