9913 PATRIOT HIGHWAY

FREDERICKSBURG, VA 22407

FOR LEASE / RETAIL

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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

SPECIFICATIONS

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

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CUSHMAN & WAKEFIELD | THALHIMER

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SITE PLAN

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

NEARBY TENANTS/ RETAILERS

ROSS DRESS FOR LESS
Panera Bread
Target
KOHL'S
Cost Plus World Market
Marshalls
PETSMART
Social Security USA Administration
ROYAL FARMS
JOANN fabric and craft stores
planet fitness
Bank of America
Publix
SUBWAY
Wawa
Hess

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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

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