

COSNER'S CORNER RETAIL

10141 – 10159 Patriot Highway | Fredericksburg, VA 22407 | For Lease



THALHIMER



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Property Features

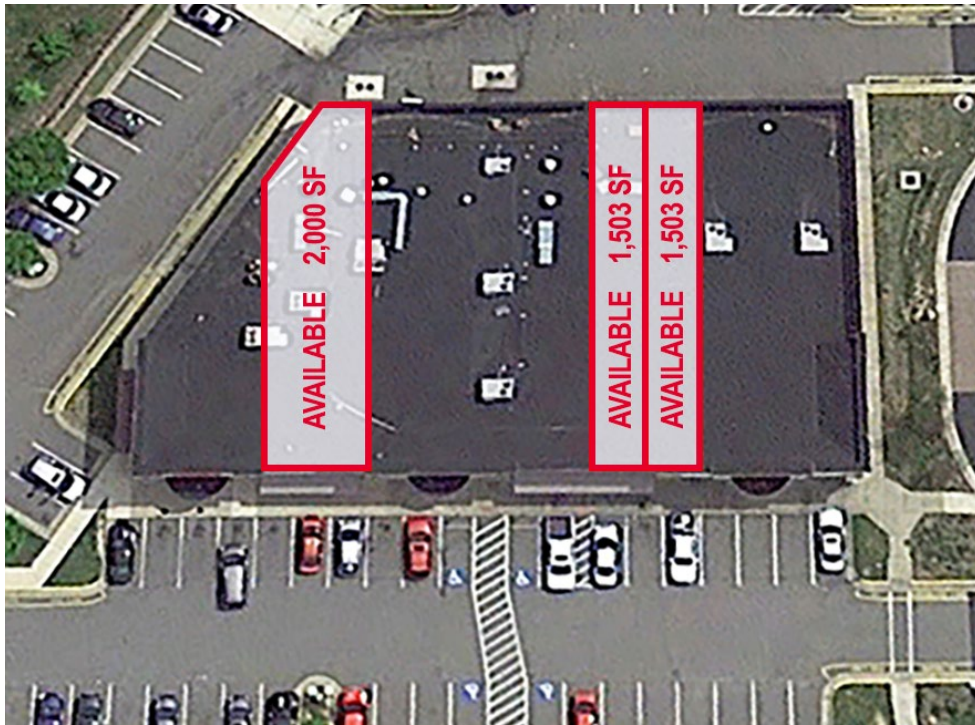
- 2,000 SF Former restaurant space
- Two vanilla shells at 1,503 SF each, can be combined; HVAC and one bath (ADA) in each
- Easy access with excellent visibility at the intersection of Route 1 and Route 17
- Prominent monument signage
- Located in a major shopping district at Cosner's Corner
- Nearby Tenants & Retailers:



SPECIFICATIONS

| | | |
|---------------|--------------------------|----------|
| Available SF: | 10143: | 1,503 SF |
| | 10147: | 1,503 SF |
| | 10153: | 2,000 SF |
| Lease Rate: | \$16.50 PSF NNN (\$5.80) | |
| Timing: | Available Immediately | |

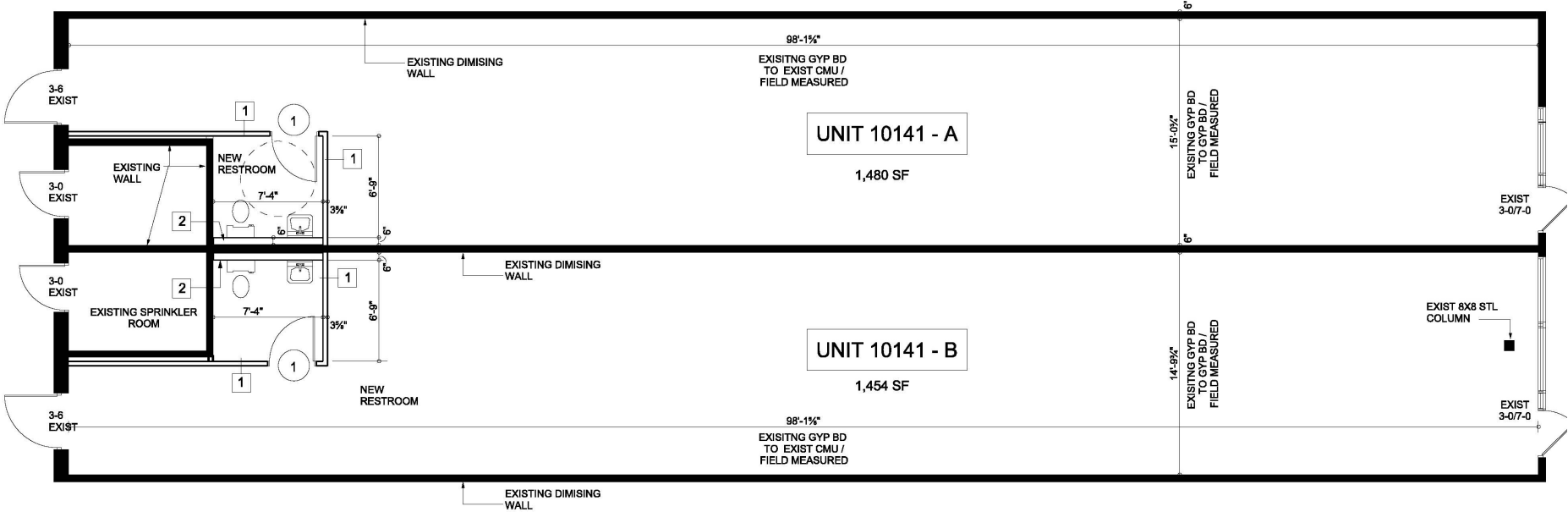
AVAILABILITY



| SPACE | TENANT | SF |
|---------------------------------|-----------------------------|-------|
| 10141 | C & R Carpet and Rugs | - |
| 10143* | Available Shell Space | 1,503 |
| 10147* | Available Shell Space | 1,503 |
| 10151 | Kusina | 3,771 |
| 10153 | Available Former Restaurant | 2,000 |
| 10159 | Five Guys | - |
| * 10143 & 10147 can be combined | | |



FLOOR PLANS



TRAFFIC COUNTS

| | VPD |
|--------------------------|---------|
| Patriot Highway | 53,000 |
| Mills Drive / Highway 17 | 20,000 |
| I-95 | 101,000 |

DEMOGRAPHICS

| | 1 Mile | 3 Miles | 5 Miles |
|--------------------|---------|-----------|-----------|
| Population | 9,503 | 46,836 | 97,988 |
| Households | 3,218 | 16,813 | 35,229 |
| Avg. HH Income | 110,206 | \$127,538 | \$125,512 |
| Daytime Population | 5,785 | 19,716 | 41,263 |



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