

10025 – 10041 PATRIOT HIGHWAY

FREDERICKSBURG, VA 22407

FOR LEASE / RETAIL



Mark J. Banach

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PROPERTY FEATURES

- Located in Cosner's Corner that includes Target, Publix, and Kohl's
- End-cap on entryway to shopping plaza
- Frontage on Route 1 / Patriot Highway
- Close to Interstate 95, exit 126
- Ample parking available

SPECIFICATIONS

Available SF: Unit 10025: 2,800 SF

Lease Rate: \$25.00 PSF NNN
NNN = \$4.95

Timing: Available Immediately

10025 – 10041 PATRIOT PARKWAY



THALHIMER

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SUITE	TENANT
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10025	AVAILABLE
10029	SPICE THAI CUISINE
10031	SWEET FROG
10033	ROYALTY TOBACCO & VAPE
10037	HAIR CUTTERY
10039	FREEDOM FAMILY DENTISTRY
10041	LA DELIZIA PIZZA

NEARBY TENANTS/RETAILERS



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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	6,614	43,885	94,669
DAYTIME POPULATION	8,385	40,914	84,224
HOUSEHOLDS	2,717	15,795	33,677
AVERAGE H.H. INCOME	\$132,102	\$141,975	\$140,851

TRAFFIC COUNTS

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

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