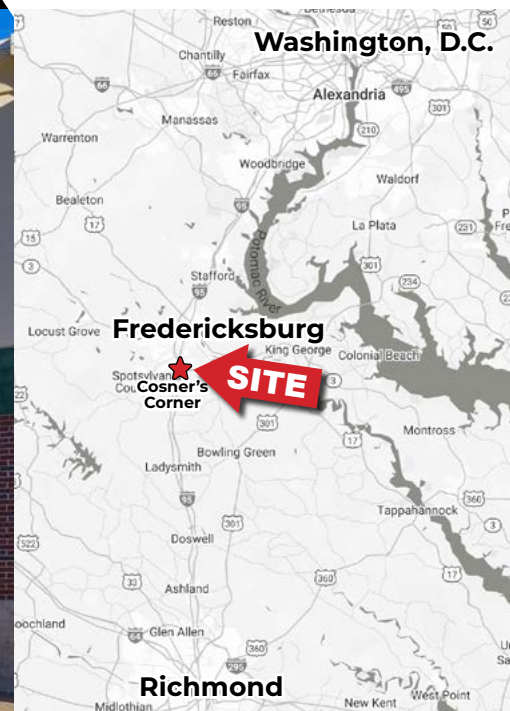



25,331 SF FOR LEASE

COSNER'S CORNER

9685 PATRIOT HIGHWAY (RT1) | FREDERICKSBURG, VA



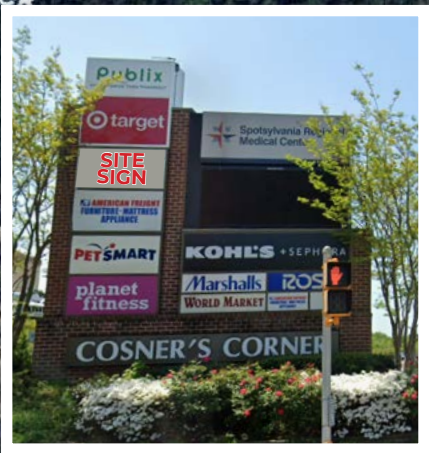
END-CAP JUNIOR ANCHOR

- Excellent visibility in a dense premier retail corridor with over 1 million SF of retail and office
- Surrounded by Leading Retailers:

- Ideally located halfway between Richmond and Washington, DC with easy access to VRE/Metro
- Confluence of Interstate 95, Route 17, and Route 1, with over 134,000 VPD combined
- Multiple highly visible monument signs
- High Growth Market with over 8,000 housing units planned



**CLICK FOR
LOCATION**

Leased By: **Andrew Tkach** | 202-409-2588 | Andrew@TkachGroup.com



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Monument signage
in several locations
with double panels



TRAFFIC COUNTS

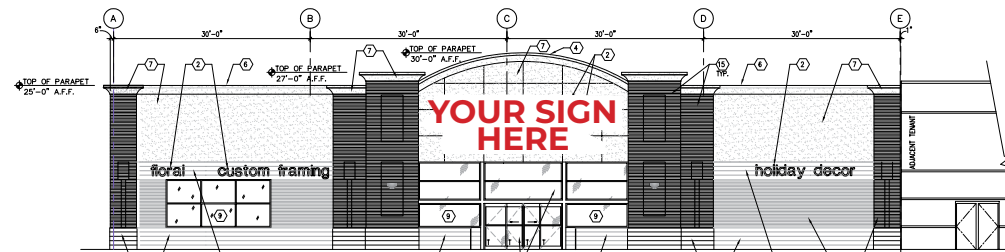
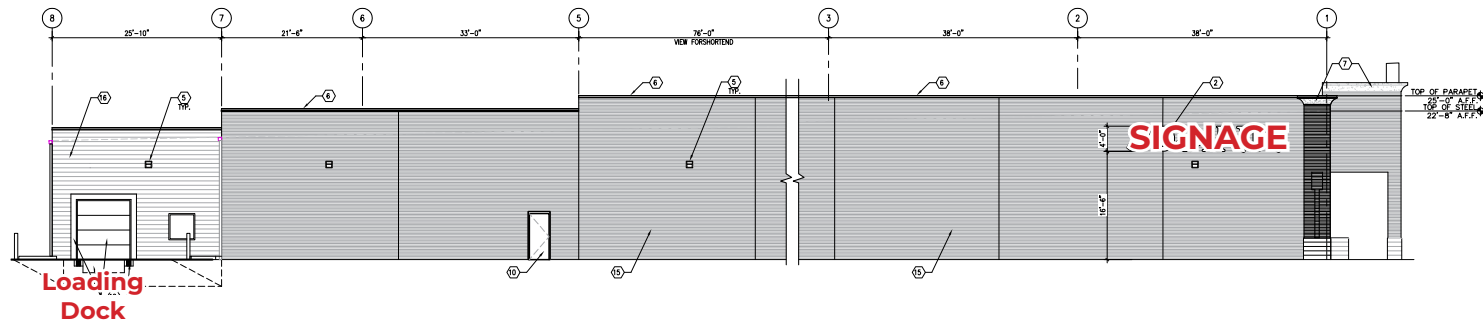
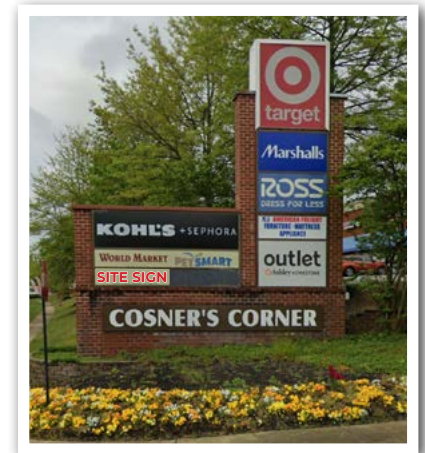
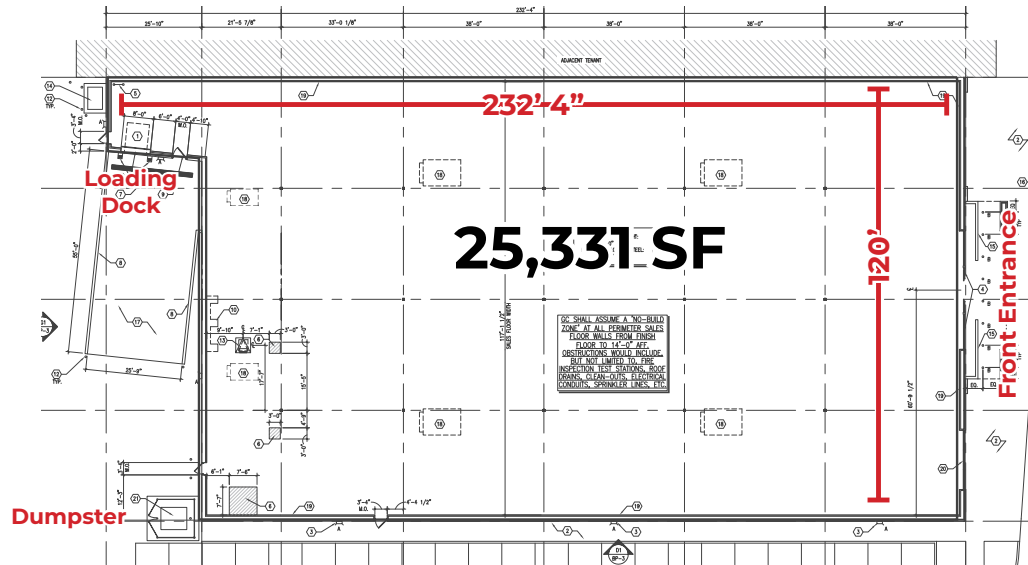
- 1** 19,000 AADT
- 95** 98,000 AADT
- 17** 17,000 AADT



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	5,369	37,023	84,934
HOUSEHOLDS	2,126	12,799	29,386
AVG HH INCOME	\$95,168	\$99,412	93,060

LOD





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