

# LEASE

## COSNER CORNER END UNIT 9951 Patriot Highway Fredericksburg, VA 22407



### PROPERTY DESCRIPTION

This 3,150 square foot professional office space offers prime frontage along U.S. Route 1 (Patriot Highway) in the heart of Spotsylvania County's high-growth corridor. Currently leased to a national mortgage company, the space features a functional and well-appointed layout ideal for office, financial services, or medical use.

The suite includes private offices, a spacious conference room, reception area, breakroom, and open workstations. Large windows provide abundant natural light, while prominent building signage offers excellent visibility to the heavy daily traffic along Patriot Highway.

### PROPERTY HIGHLIGHTS

- ±3,150 SF modern office suite, end unit
- Existing build-out suited for multiple uses
- High-traffic location with strong visibility
- Ample surface parking

### OFFERING SUMMARY

Lease Rate:	\$23.00 SF/yr (NNN)
Available SF:	3,150 SF
Lot Size:	3,150 SF
Building Size:	3,150 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,668	16,335	34,880
Total Population	6,415	45,467	96,898
Average HH Income	\$114,281	\$131,573	\$129,153

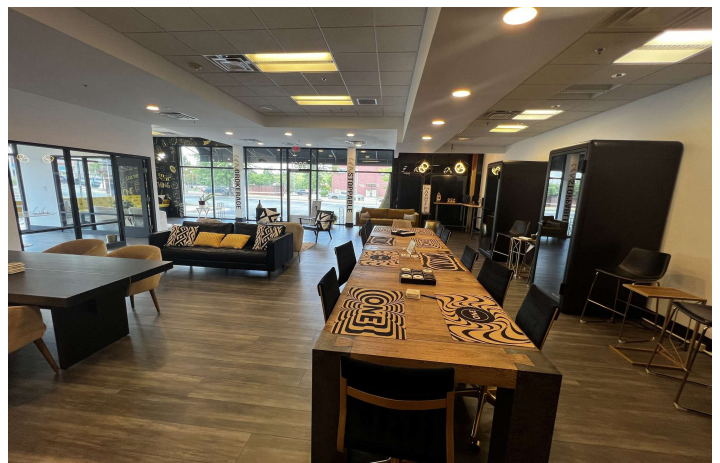
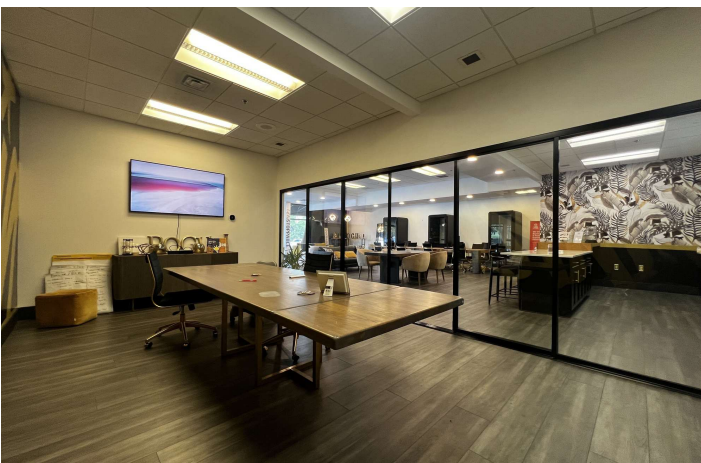
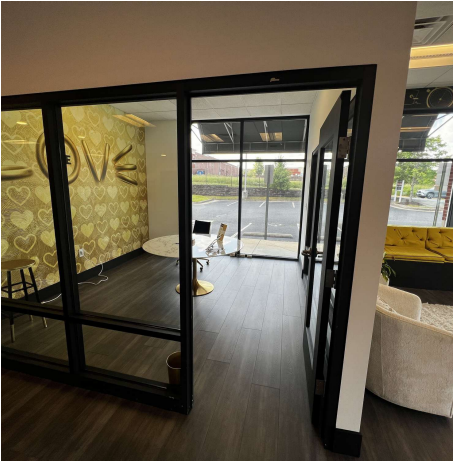
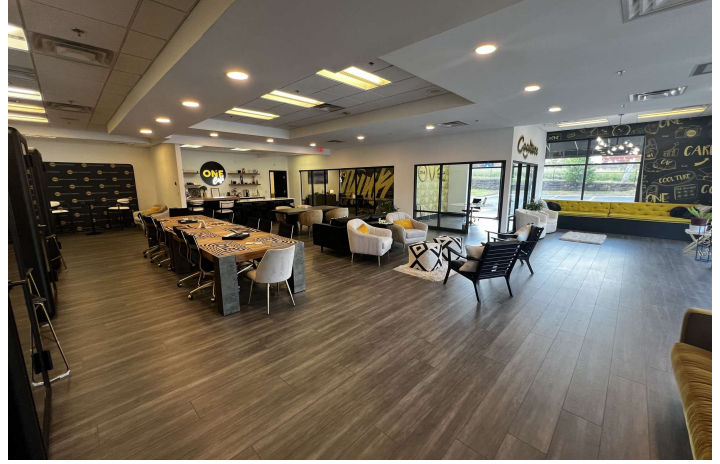
**Brian Cunningham, CCIM**  
(540) 429-3414



**COLDWELL BANKER  
COMMERCIAL**  
ELITE

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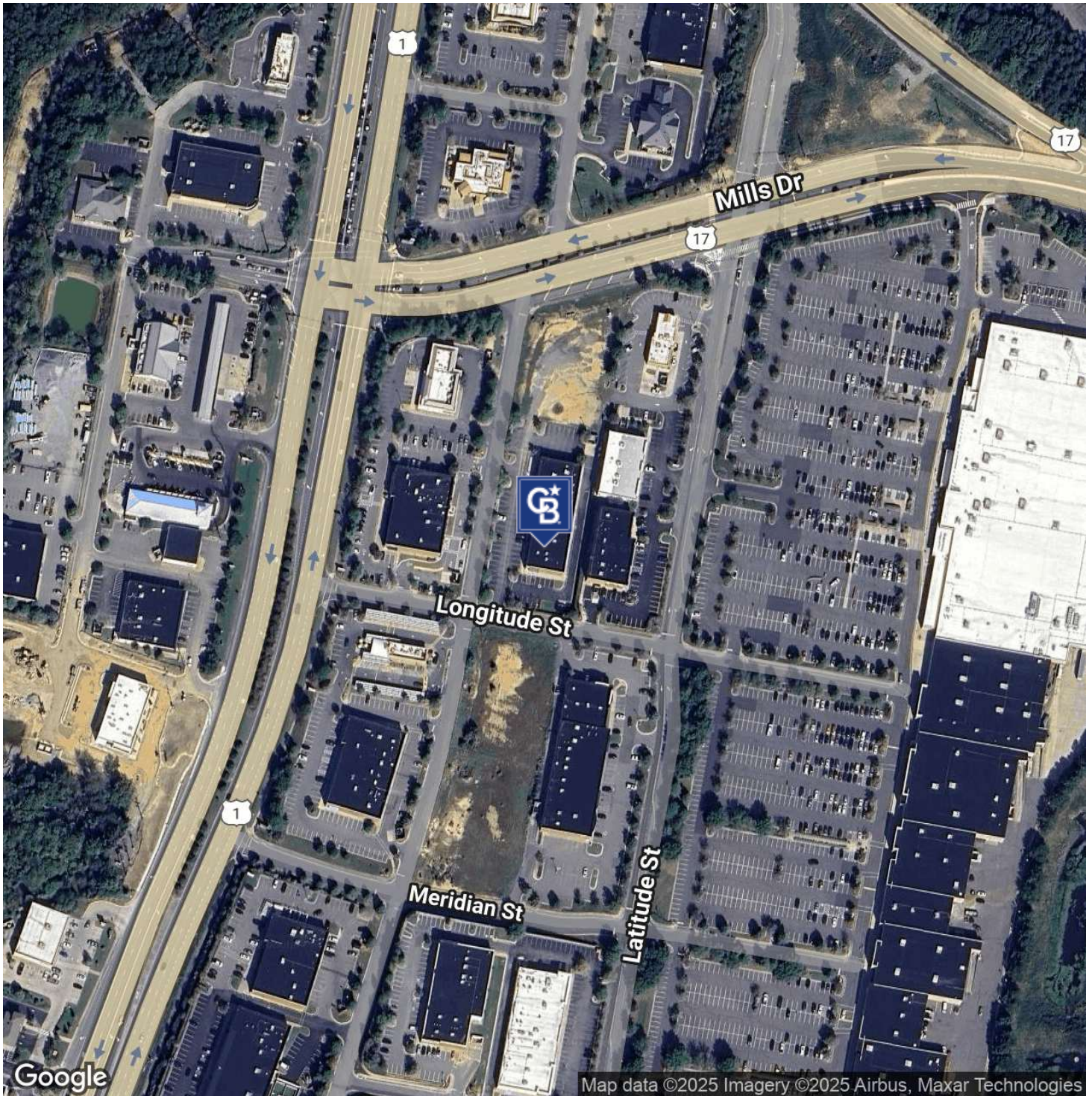
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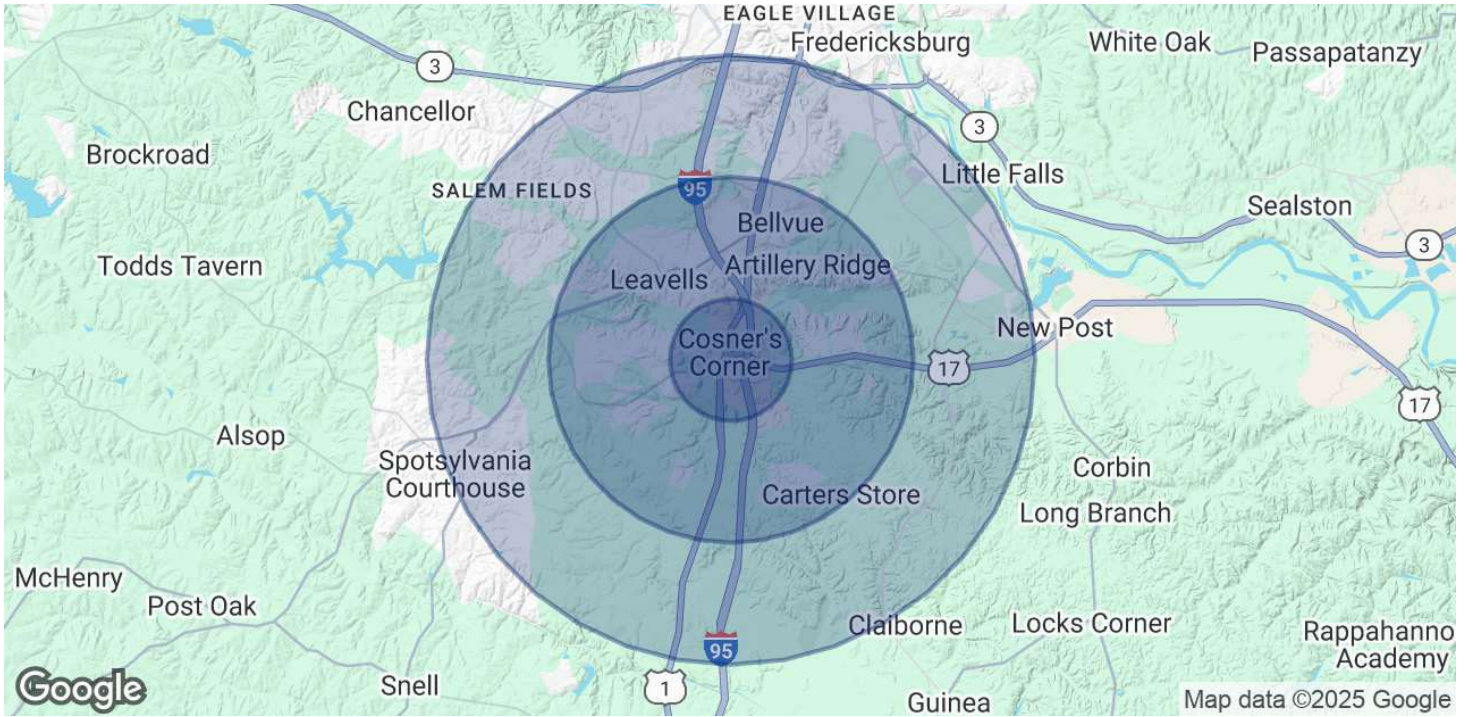
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	6,415	45,467	96,898
Average Age	40	39	39
Average Age (Male)	38	37	37
Average Age (Female)	41	40	40
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	2,668	16,335	34,880
# of Persons per HH	2.4	2.8	2.8
Average HH Income	\$114,281	\$131,573	\$129,153
Average House Value	\$419,339	\$434,724	\$432,385

Demographics data derived from AlphaMap

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