

COSNER'S CORNER RETAIL



THALHIMER

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



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BERKLEY MITCHELL

Vice President

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Property Features

- Two fully equipped restaurant spaces at 3,771 & 2,000 SF; can be combined
- 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:

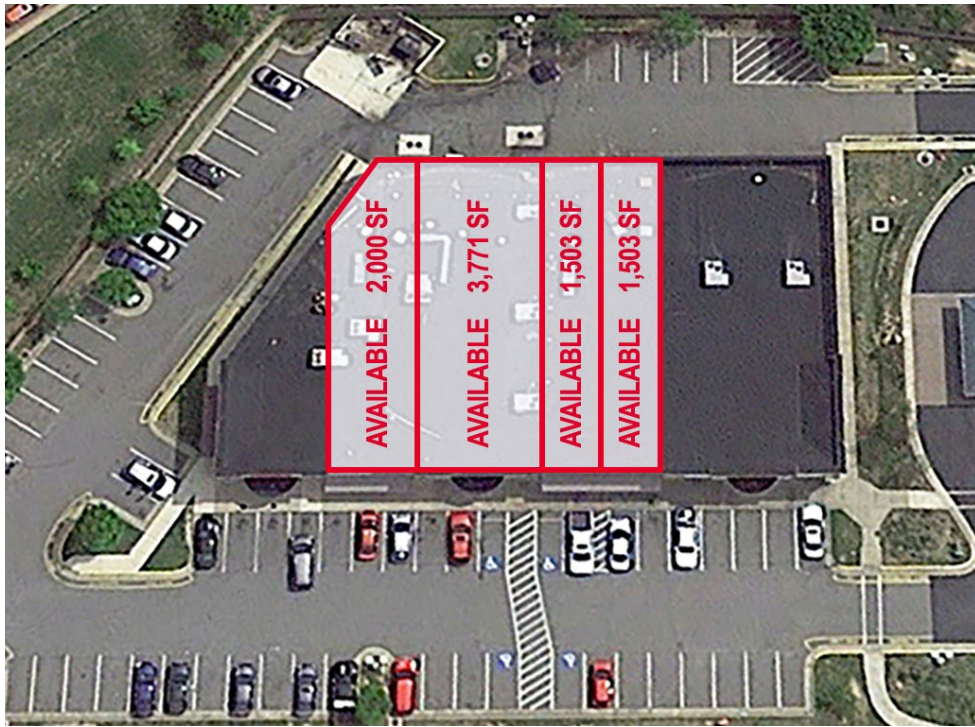


SPECIFICATIONS

Available SF:	10143:	1,503 SF
	10147:	1,503 SF
	10151:	3,771 SF
	10153:	2,000 SF

Lease Rate: \$16.50 PSF NNN (\$5.55)

AVAILABILITY



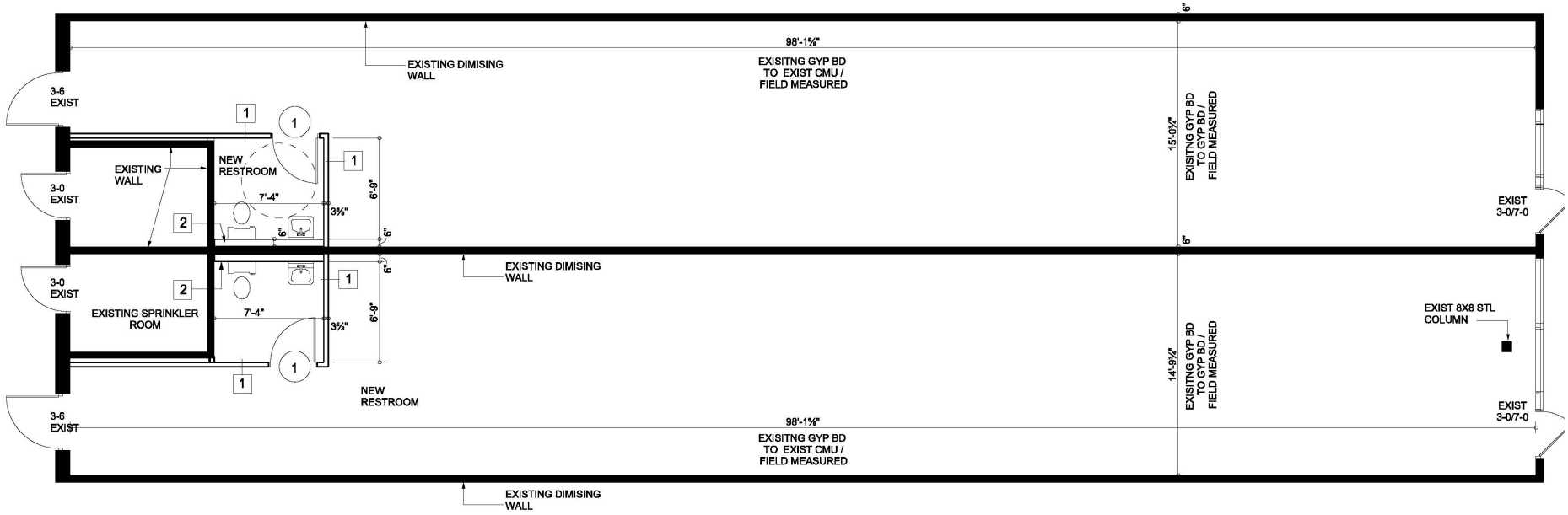
SPACE	TENANT	SF
10141	C & R Carpet and Rugs	-
10143	Available Shell Space	1,503
10147	Available Shell Space	1,503
10151	Available Former Restaurant	3,771
10153	Available Former Restaurant	2,000
10159	Five Guys	-

* 10143 & 10147 can be combined to 3,006 SF

* 10151 & 10153 can be combined to 5,771 SF



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

AERIAL



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