

FOR SALE OR LEASE

PAD SITE

9841

Patriot Hwy.

FREDERICKSBURG, VA 22408

SPECIFICATIONS

Lot Size:	1.08 Acres
Price:	\$65,000/yr
Sale Price:	\$825,000
Conditon:	Rough Graded
Utilities:	Available
Zoning:	C3

Overview

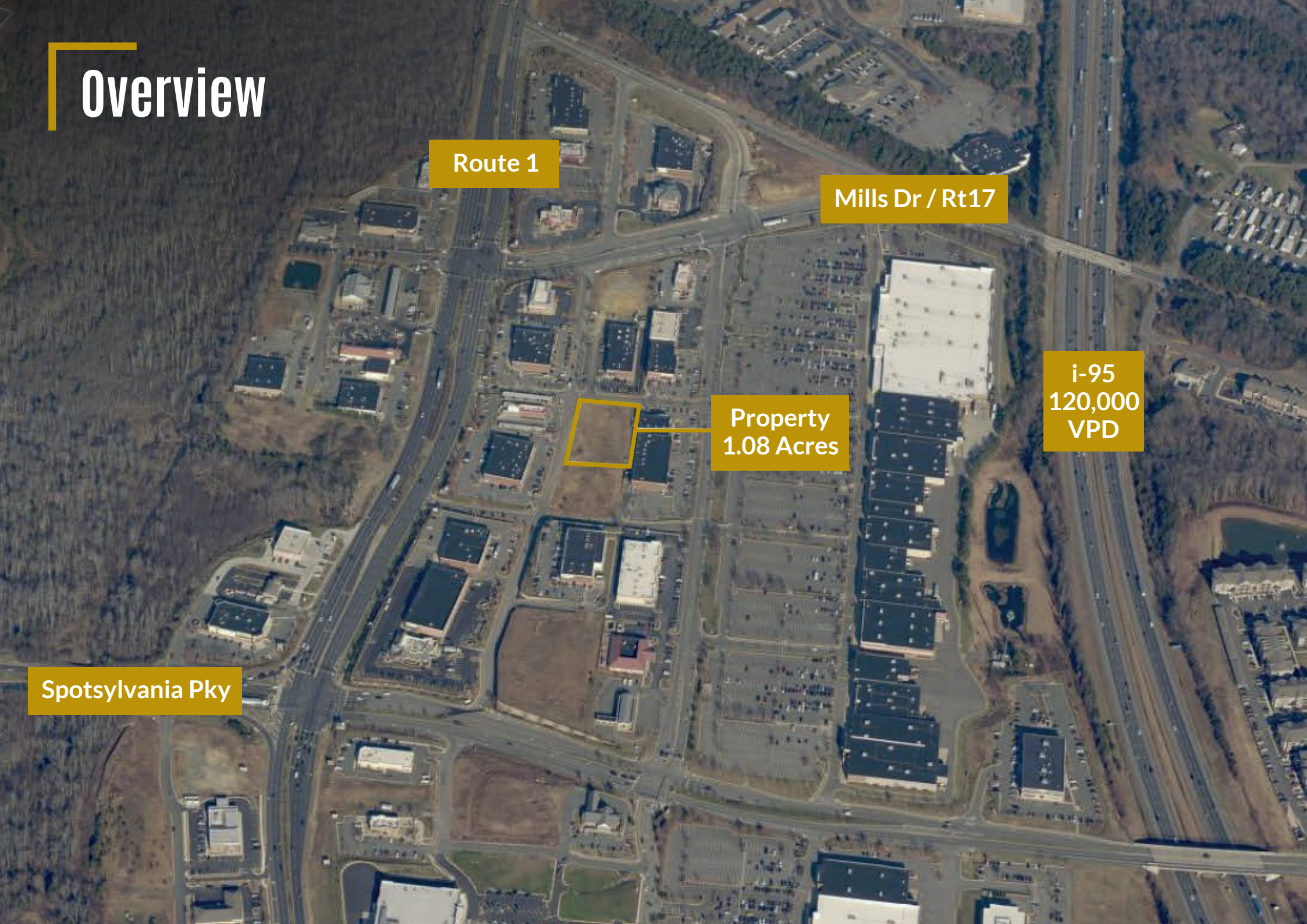
Route 1

Mills Dr / Rt17

i-95
120,000
VPD

Property
1.08 Acres

Spotsylvania Pky



Highlights

- Part of Cosner's Corner Retail Development.
- Proximity to Route 1 & Interstate 95.
- Surrounded by dense housing & thriving retail commerce.

Demographics

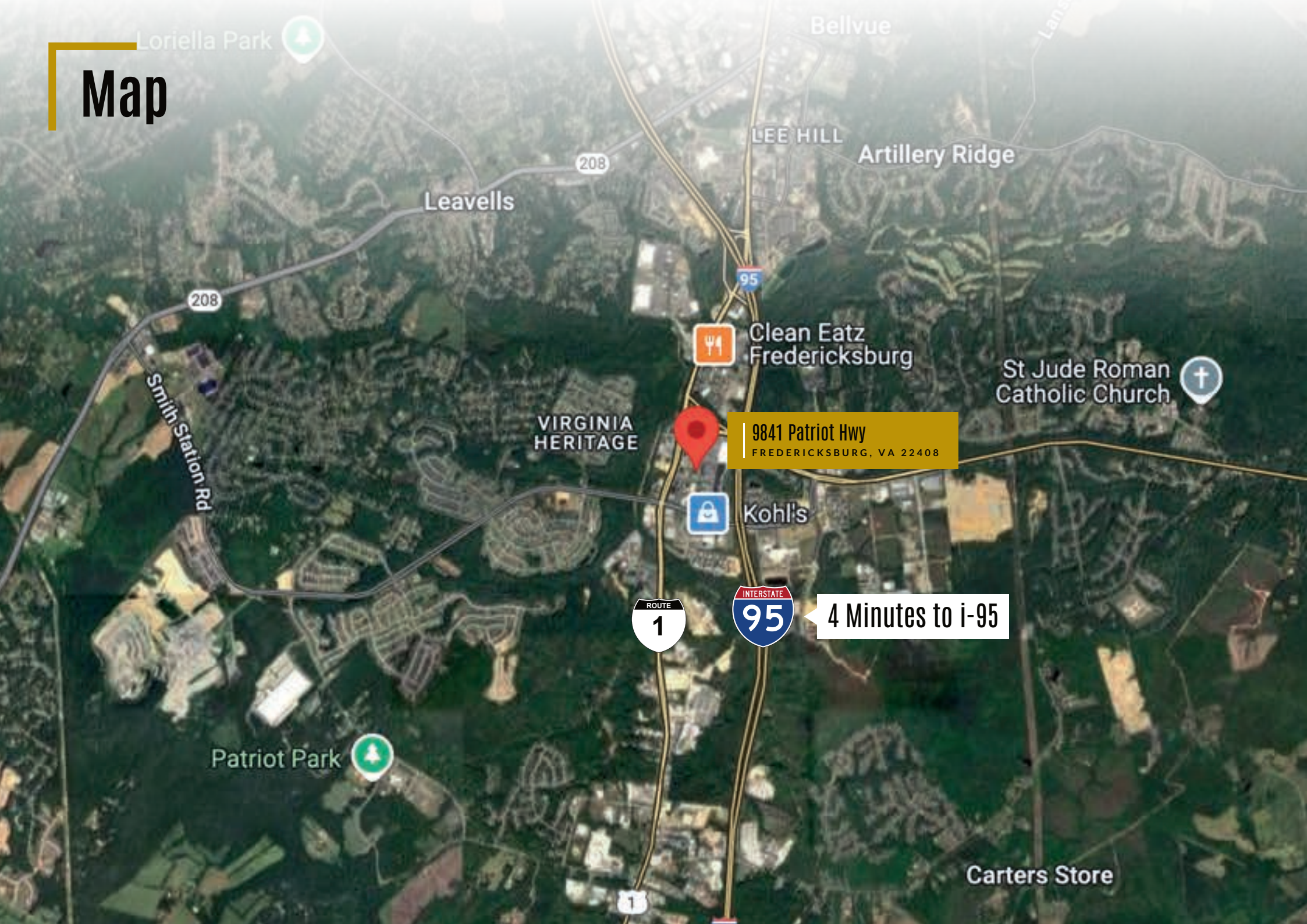
POPULATION

	5 miles	10 miles
2020 Population	88,531	192,105
2024 Population	93,122	204,461
2029 Population Projection	103,109	226,077
Annual Growth 2020-2024	1.3%	1.6%
Annual Growth 2024-2029	2.1%	2.1%
Median Age	37.2	37.7
Bachelor's Degree or Higher	33%	35%
U.S. Armed Forces	619	1,708

INCOME

	5 miles	10 miles
Avg Household Income	\$115,697	\$117,341
Median Household Income	\$99,063	\$97,200
< \$25,000	3,545	7,608
\$25,000 - 50,000	3,445	8,818
\$50,000 - 75,000	6,031	12,833
\$75,000 - 100,000	3,700	8,538
\$100,000 - 125,000	5,253	10,367
\$120,000 - 150,000	2,784	6,339
\$150,000 - 200,000	4,614	9,743
\$200,000+	3,793	9,436

Map



Loriella Park

Bellvue

LEE HILL

Artillery Ridge

Leavells

208

95

Clean Eatx
Fredericksburg

St Jude Roman
Catholic Church

VIRGINIA
HERITAGE

9841 Patriot Hwy

FREDERICKSBURG, VA 22408

Kohl's

ROUTE

1

INTERSTATE

95

4 Minutes to i-95

Patriot Park

Carters Store

FOR MORE INFORMATION PLEASE CONTACT:



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J O H N S O N

REALTY

ADVISORS

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