

FOR LEASE Available Immediately



Mattress Warehouse Center






10115-10129 Patriot Highway, Fredericksburg, VA 22407

Overview

Mattress Warehouse Center, located in Cosner's Corner, is ideally located at the intersection of Patriot Highway (Route 1) and Mills Drive (Route 17) just off I-95. Situated at a strong signalized intersection with combined ADT of over 65,000, this strip center has fantastic visibility and good access from Rt 1 and Rt 17. Existing tenants, Navy Federal Credit Union, Great Clips and strong restaurant co-tenants Red Robin and Fatty's Taphouse provide good daily traffic into the property. In addition, Cosner's Corner features 1.5 million square feet of retail space, including Target, Kohl's, World Market, Publix, and many others. Monument signage is available at the strategic intersection of Rt 1 and Rt 17.

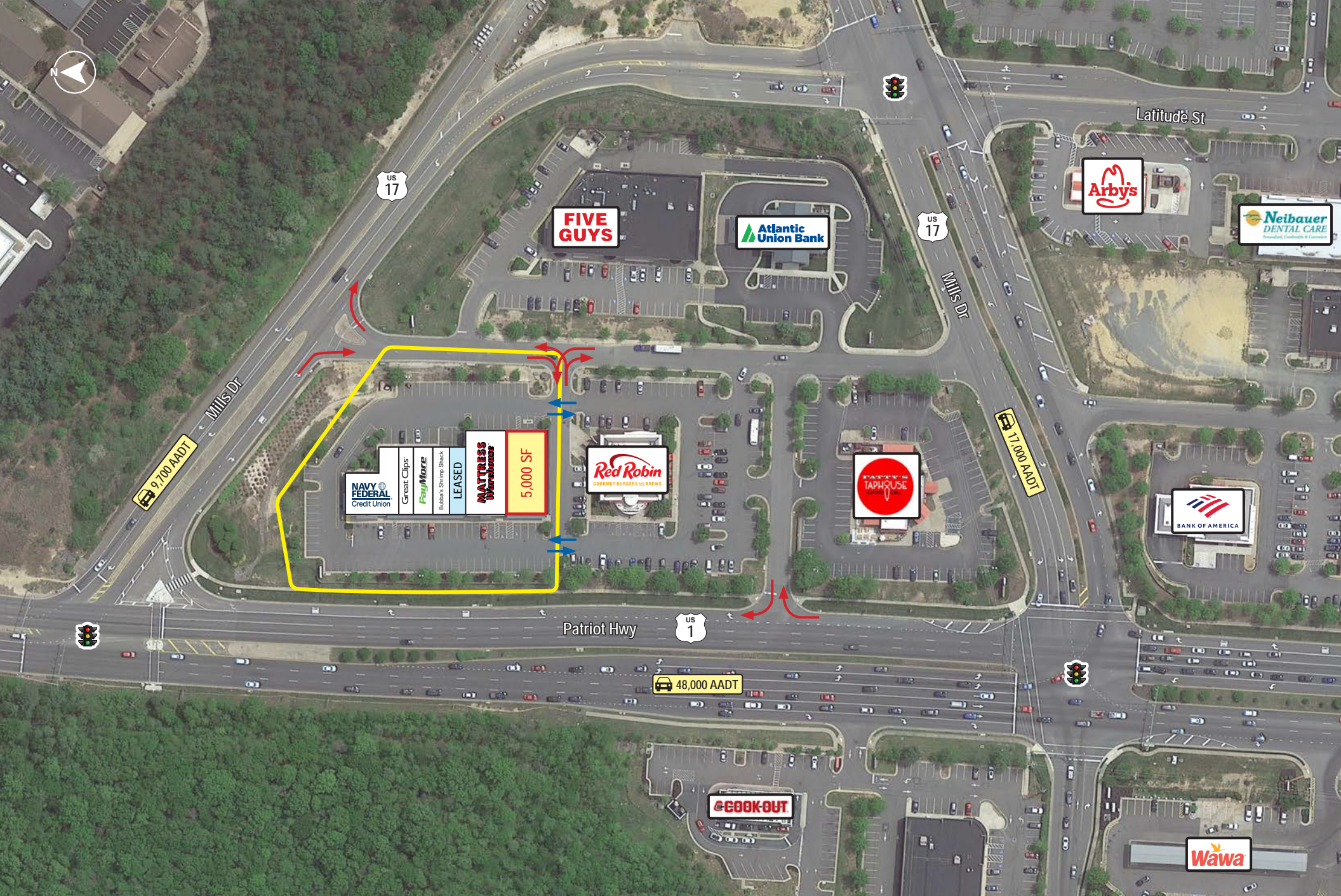
Quick Facts

Availability	Immediate
Size	5,000 square feet (demisable)
Rental Rate	Negotiable
Net Charges	\$1.10 psf CAM; \$2.20 psf TAX; \$0.73 psf INS

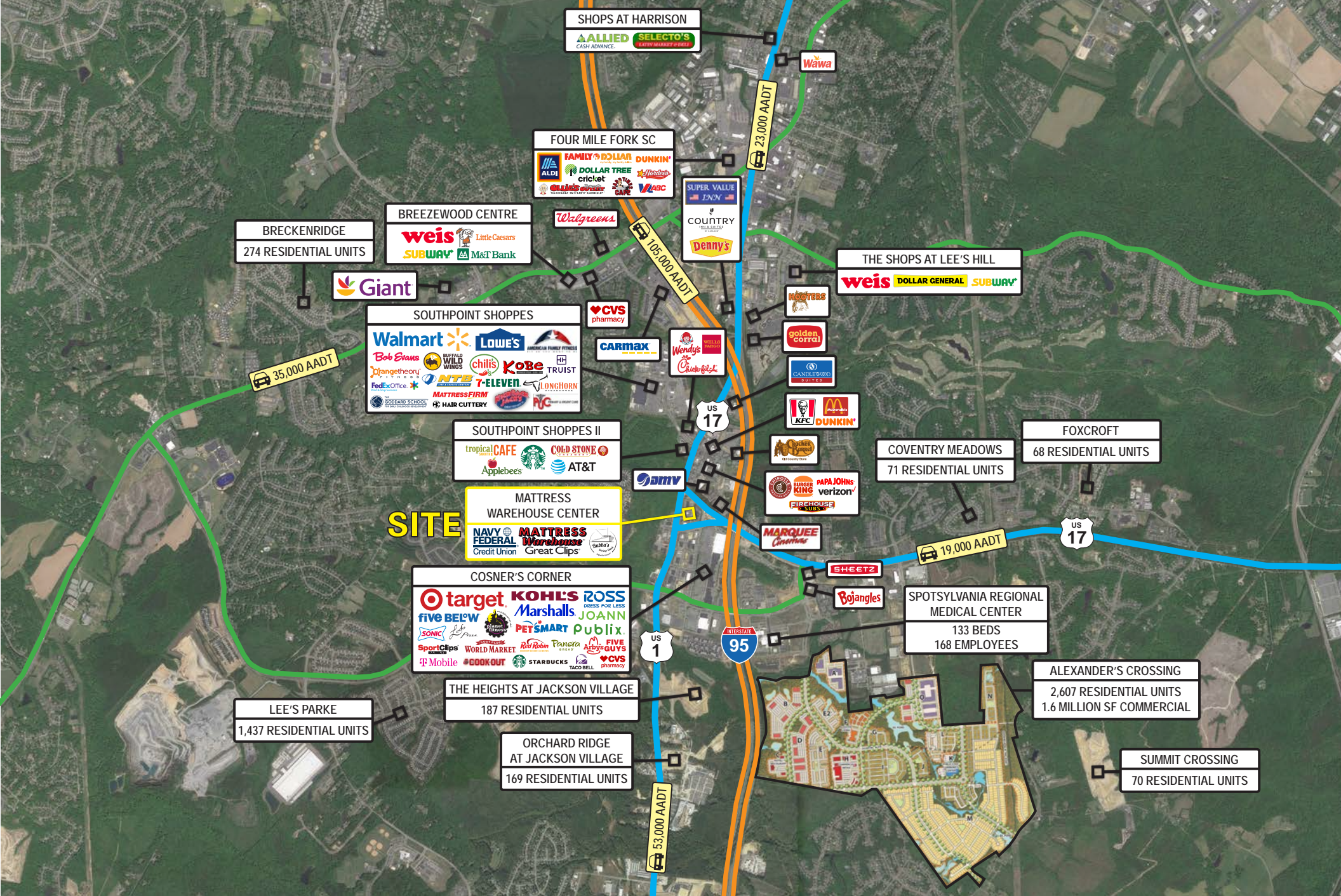
2022 Demographics	1 mile	3 miles	5 miles
 POPULATION	8,121	46,393	100,144
 HOUSEHOLDS	2,911	16,122	35,062
 AVG. HH INCOME	\$105,955	\$110,577	\$108,951
 DAYTIME POPULATION	1,910	14,177	32,954
 TRAFFIC COUNT	48,000 AADT (Patriot Hwy - Rt 1)	17,000 AADT (Mills Dr - Rt 17)	











Interested? Contact:

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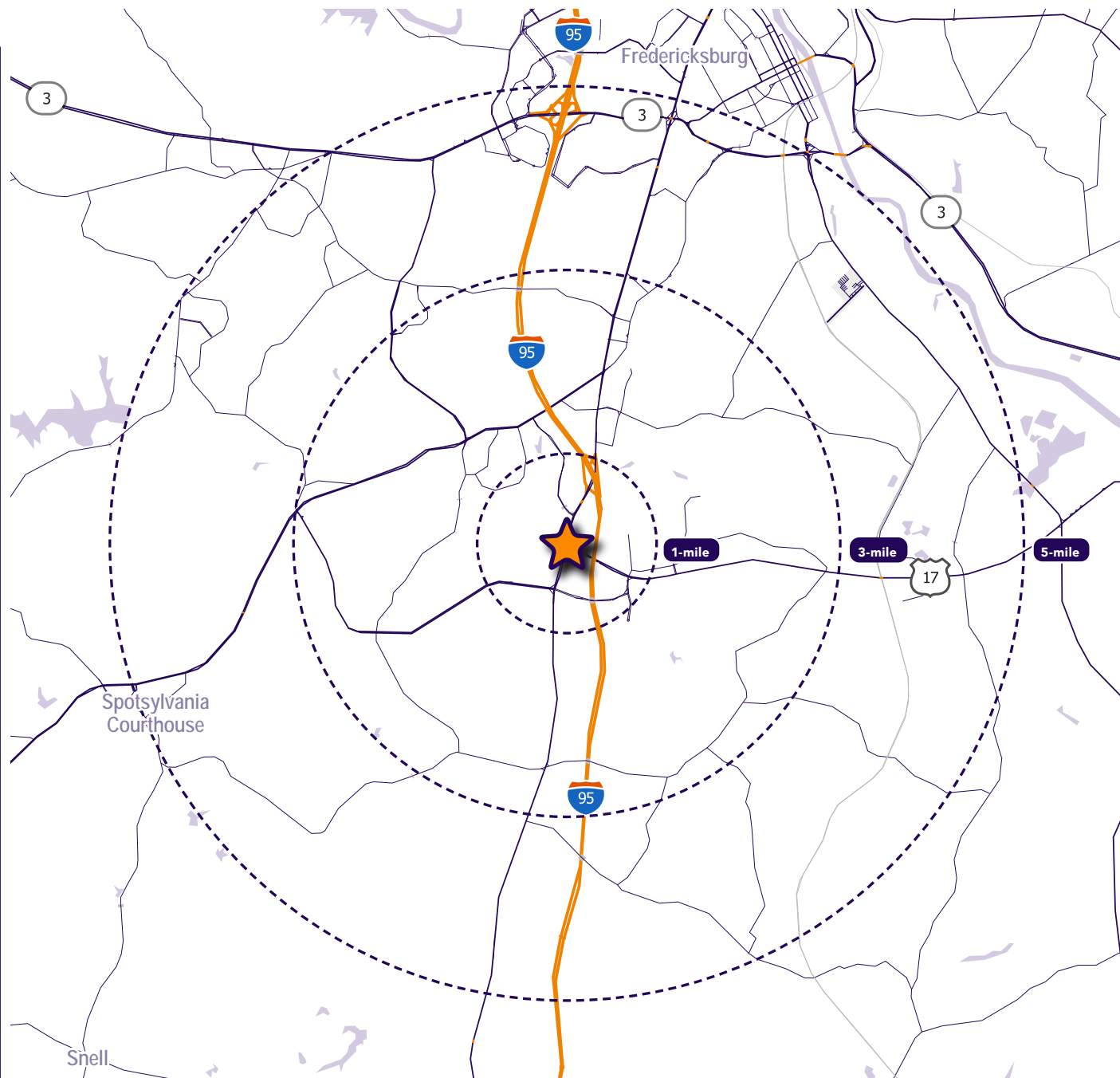
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