



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 71,000, 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	2,000 - 5,000 square feet (Demisable)
Rental Rate	Negotiable
Net Charges	$1.10 psf CAM; $2.20 psf TAX; $0.73 psf INS

2025 Demographics	1 mile	3 miles	5 miles
POPULATION	8,151	48,207	102,271
HOUSEHOLDS	3,414	17,358	36,628
AVG. HH INCOME	$117,575	$129,872	$131,674
DAYTIME POPULATION	5,572	39,623	93,252
TRAFFIC COUNT	53,000 AADT (Patriot Hwy - Rt 1)	11,000 AADT (Mills Dr - Rt 17)	

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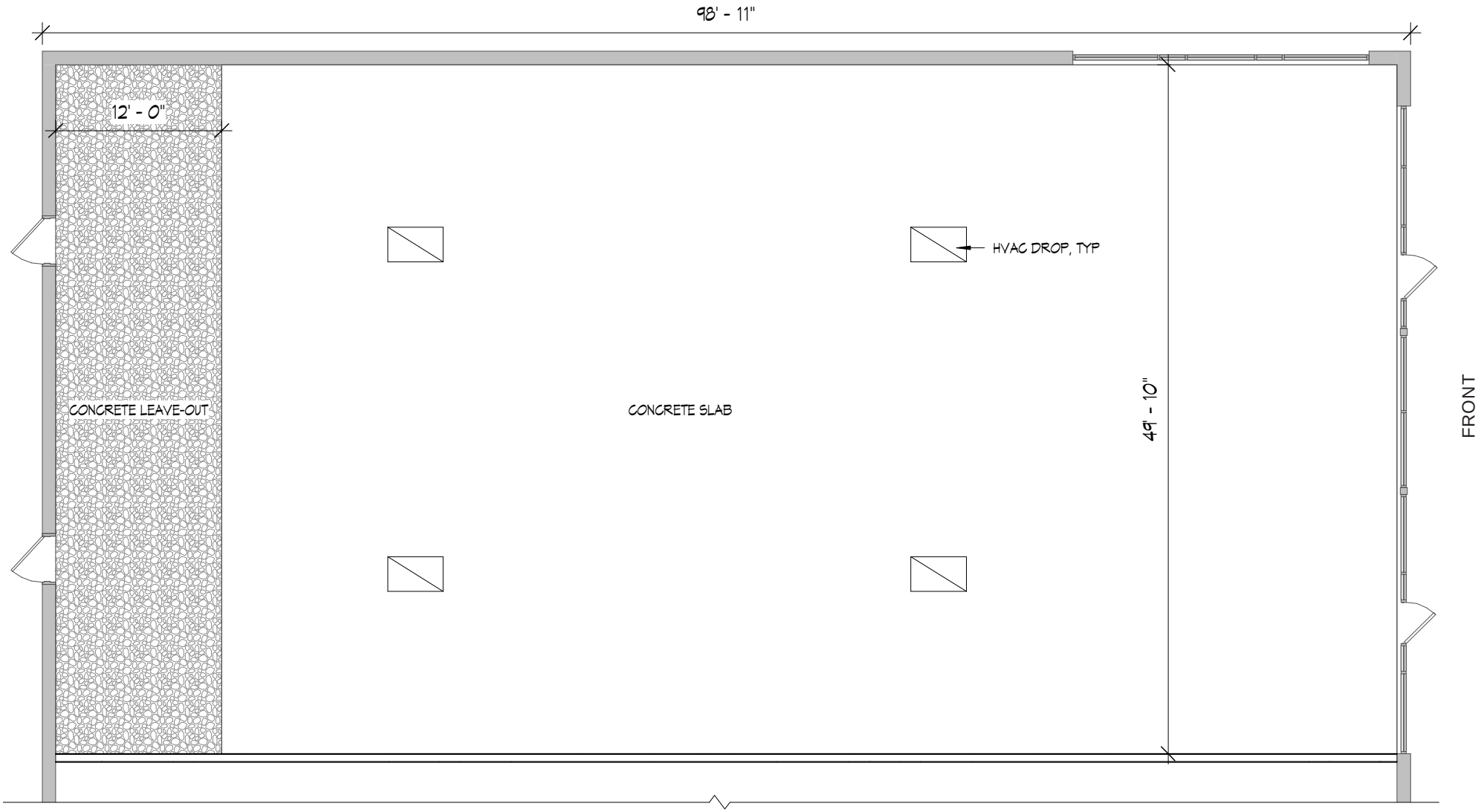




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Cosner's Corner

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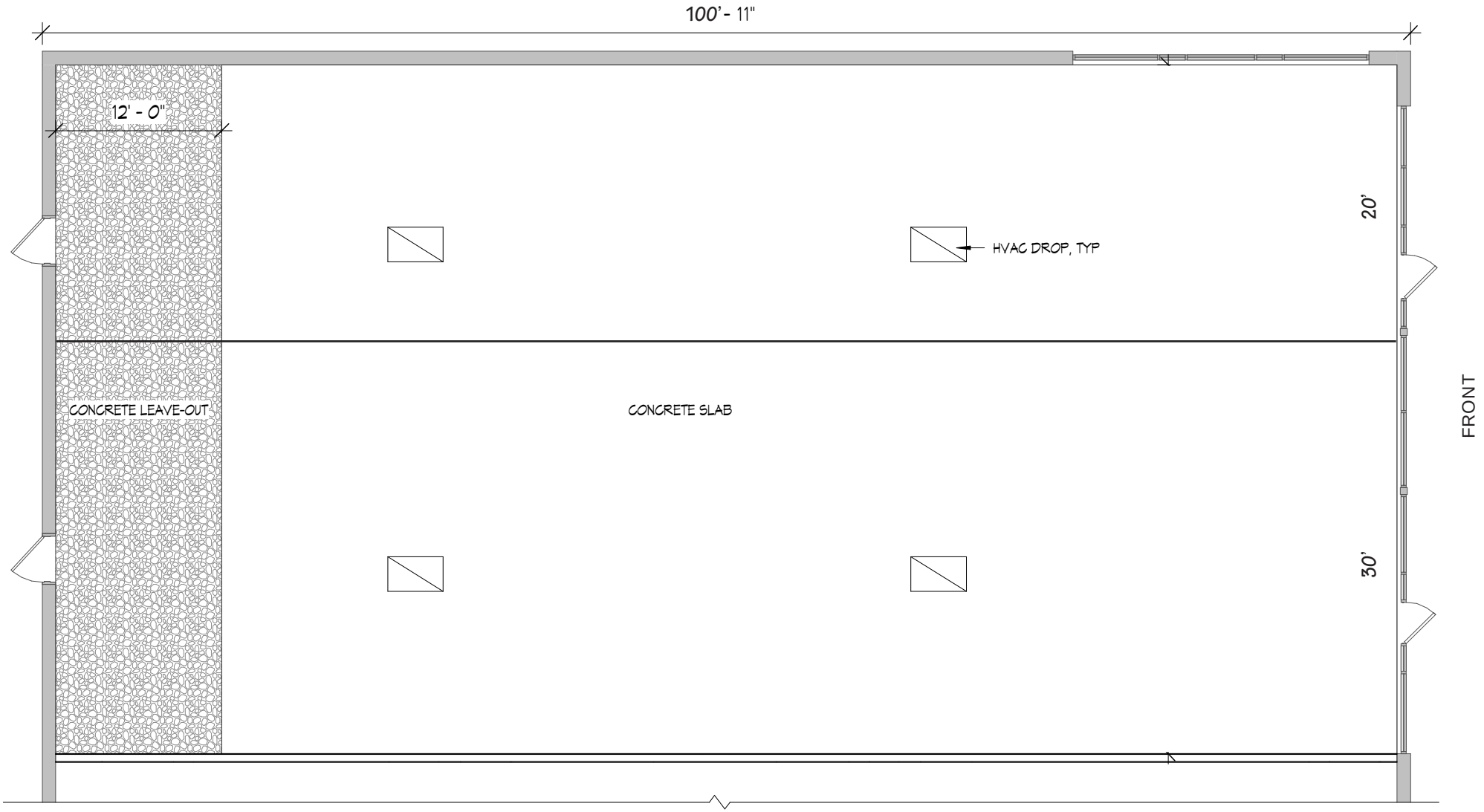
Existing Space Plan

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Site Plan

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Potential Demising Option

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Potential Demising Site Plan

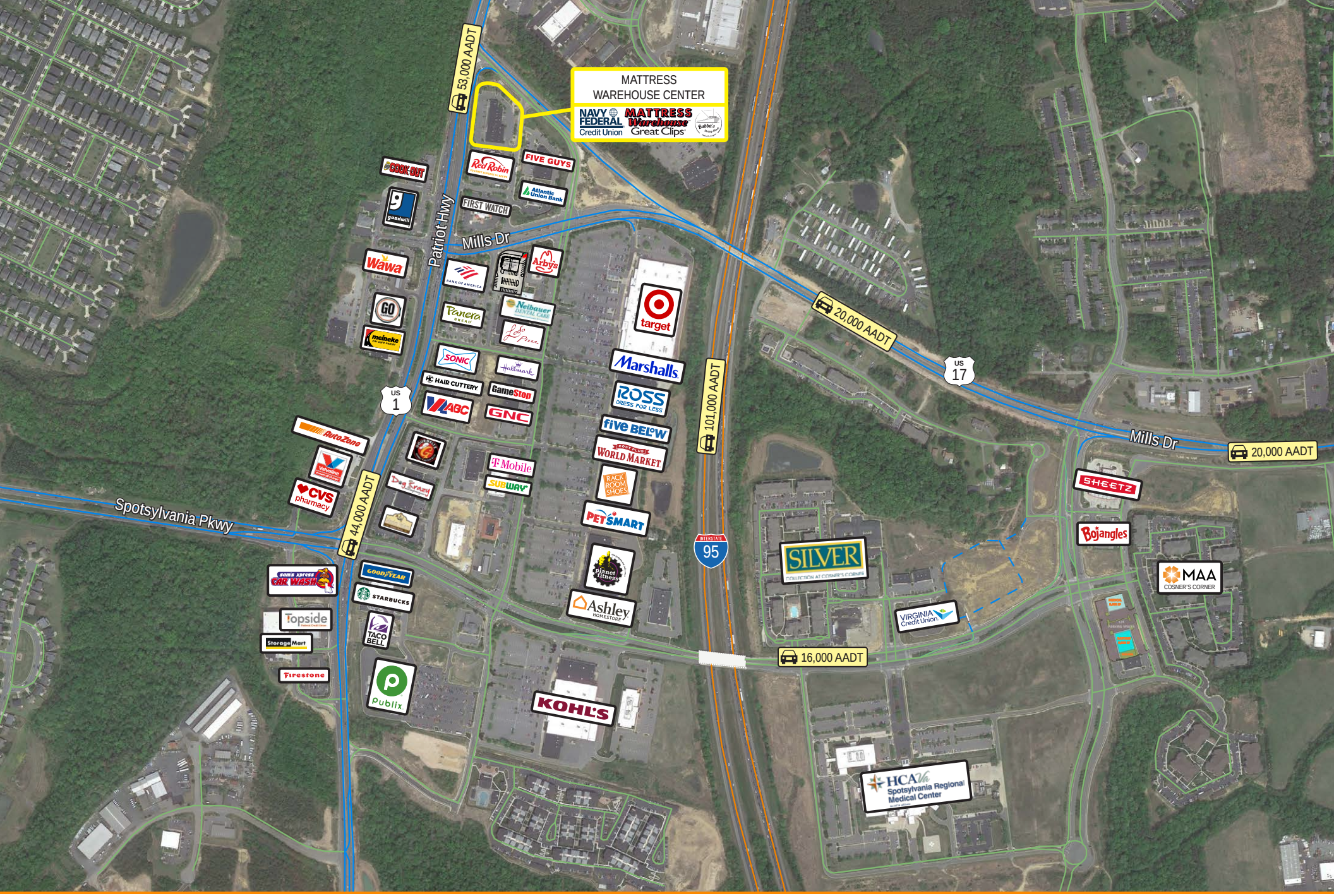
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Property Aerial

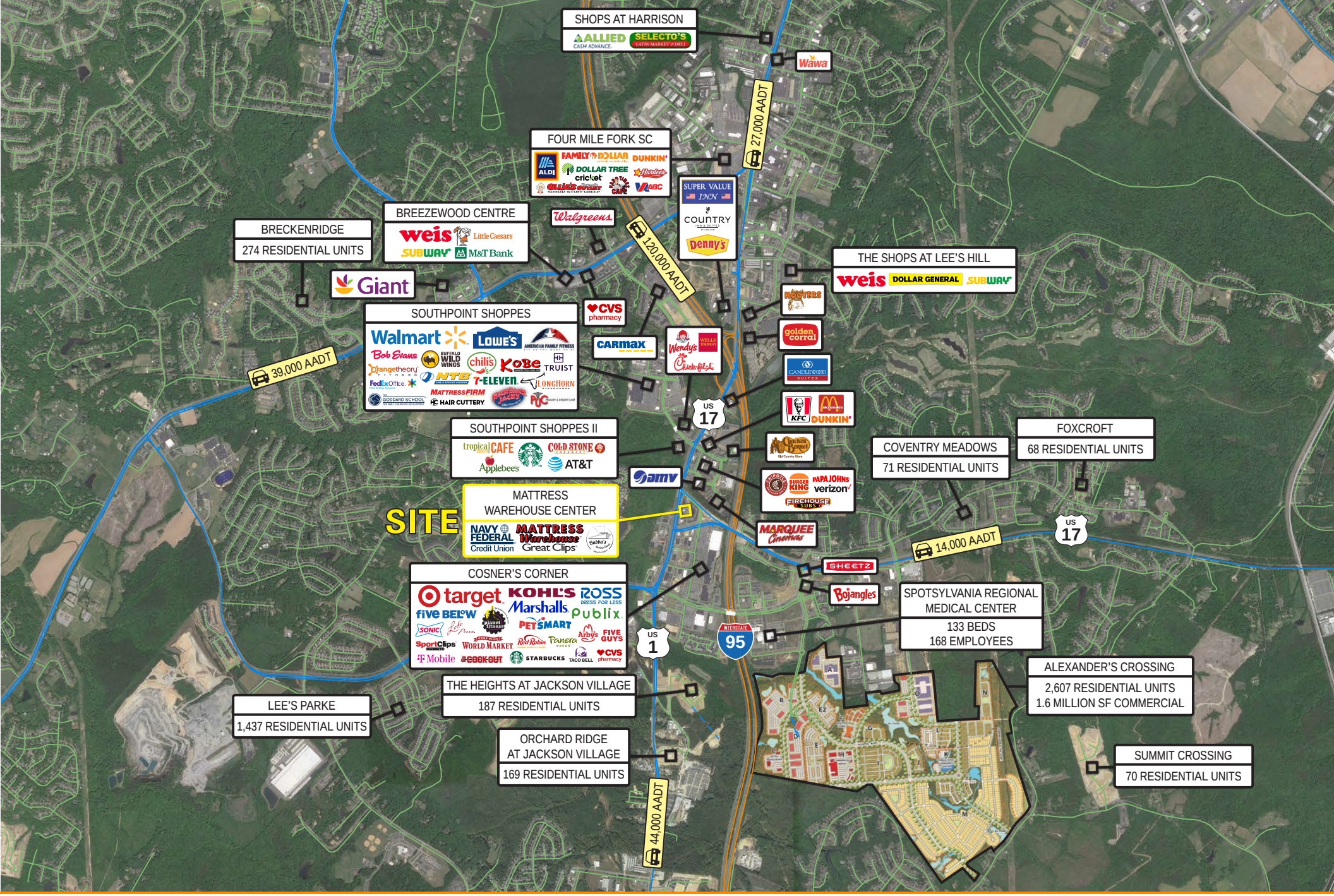
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Market Aerial

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Interested? Contact:

Jamie Lanham

jlanham@segallgroup.com

804.336.2501

410.336.0138

Trey Blankinship

tblankinship@segallgroup.com

804.336.2501

804.516.1205



segALL GROUP

Maryland
605 South Eden Street
Suite 200
Baltimore, MD 21231
410.753.3000

DC • Northern VA
8245 Boone Boulevard
Suite 200
Tysons, VA 22182
202.833.3830

Richmond
4701 Cox Road
Suite 100
Glen Allen, VA 23060
804.207.4040

Online
www.segallgroup.com
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