

FOR LEASE



Route 1 & Palmers Creek Way

Fredericksburg, VA 22407

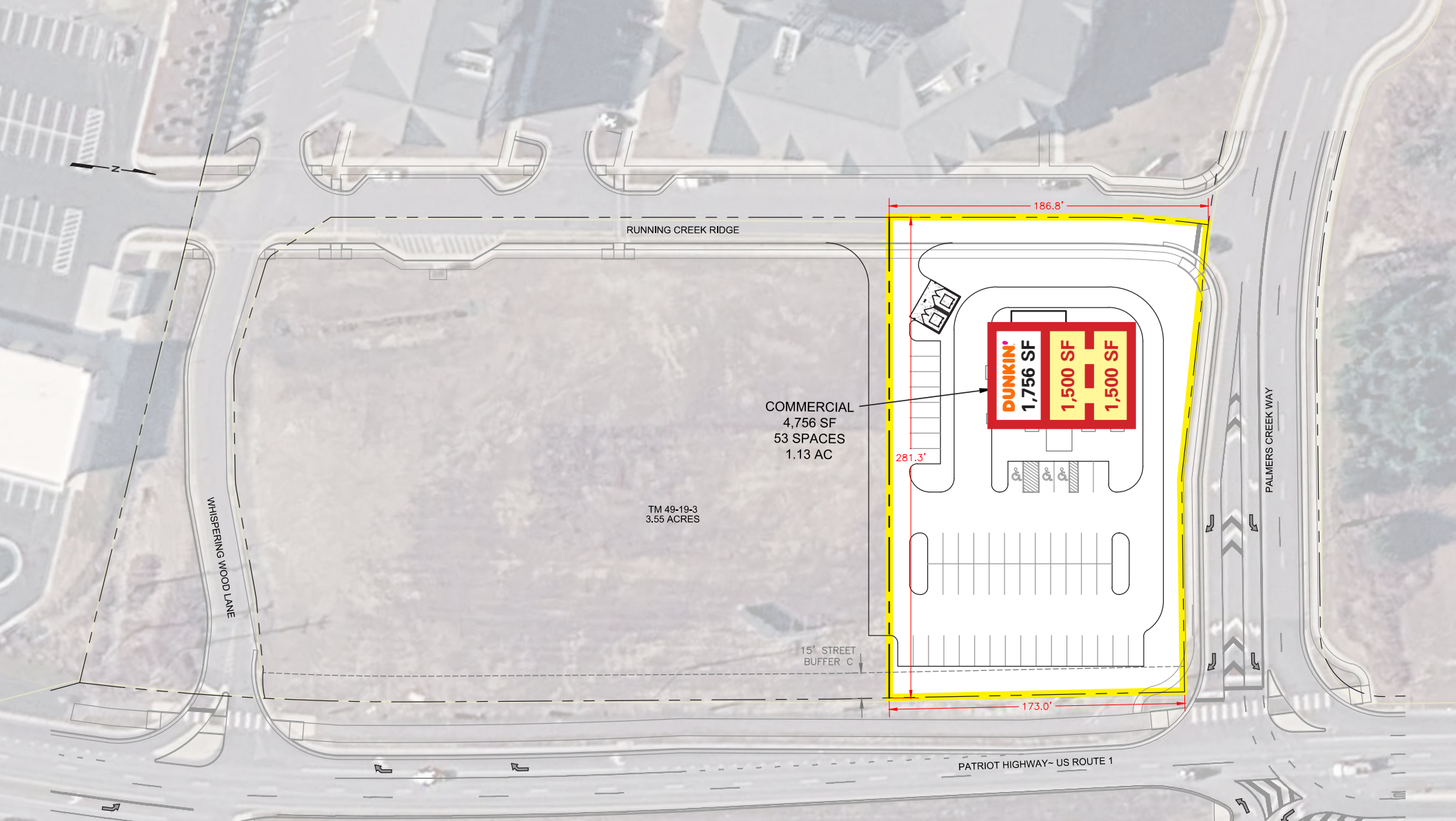
Overview

Located at the signalized intersection of Patriot Highway (US Route 1) and Palmers Creek Way, this new construction opportunity offers exceptional visibility and accessibility with daily traffic counts of 23,000 along one of Spotsylvania County's primary commercial corridors. Adjacent to the 400-unit Palmers Creek Apartments and minutes from I-95, this sits within a rapidly growing trade area fueled by significant residential and commercial development. Co-anchored by Dunkin', this site presents an immediate opportunity for tenants looking to capitalize on a high-growth suburban market in the greater Fredericksburg region.

Quick Facts

- Availability** Immediate
- Size** Space 1: 1,500 square feet
Space 2: 1,500 square feet
- Rental Rate** TBD
- Net Charges** TBD
- Nearby Tenants** **Publix**. **target**. **KOHL'S** **Marshalls**.

2025 Demographics	1 mile	3 miles	5 miles
POPULATION	3,350	33,075	71,431
HOUSEHOLDS	1,232	12,203	25,559
AVG. HH INCOME	\$111,870	\$129,552	\$130,070
DAYTIME POPULATION	3,485	33,222	60,240
TRAFFIC COUNT	23,000 AADT (Patriot Hwy)		



COMMERCIAL
4,756 SF
53 SPACES
1.13 AC

TM 49-19-3
3.55 ACRES

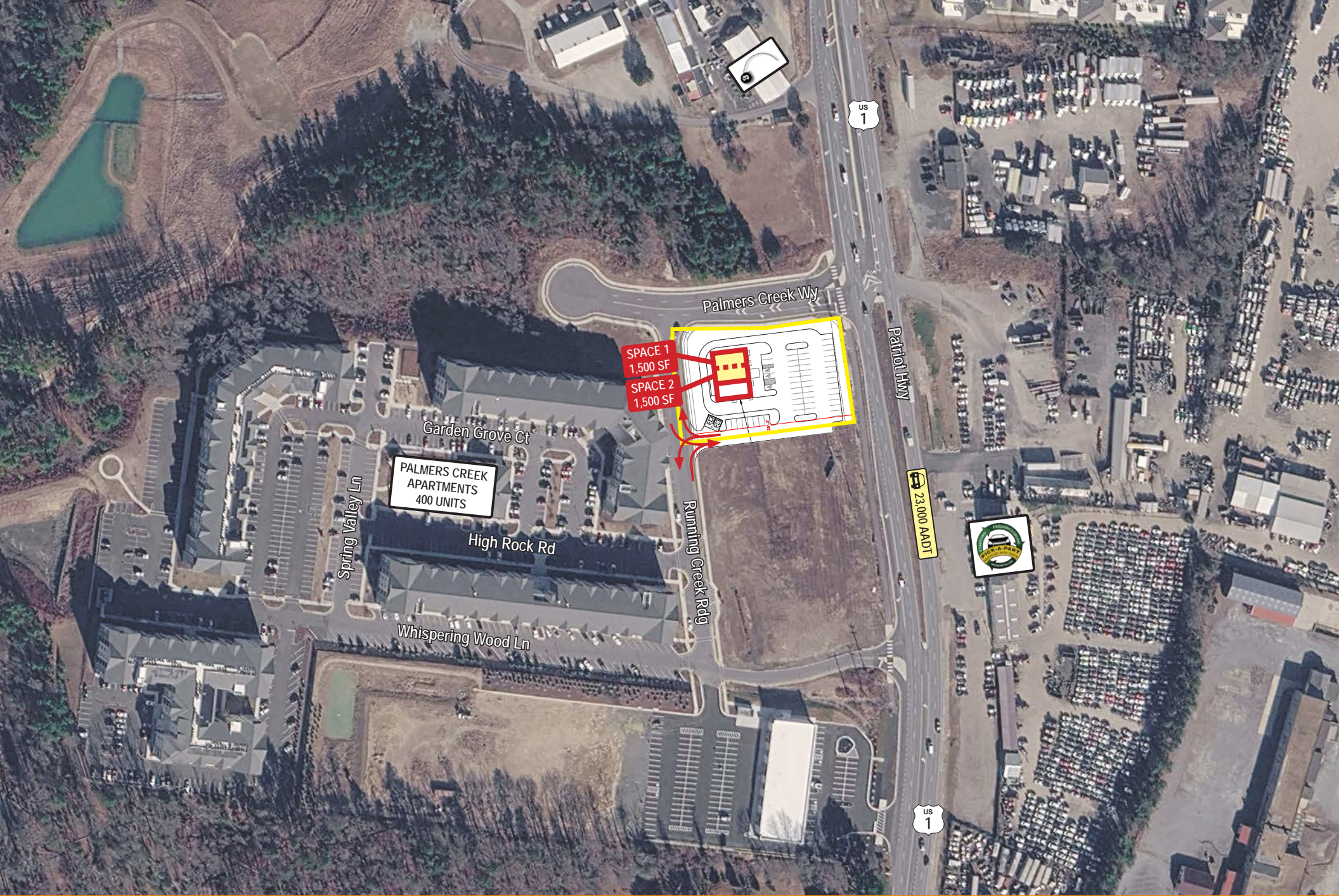
DUNKIN'
1,756 SF

1,500 SF

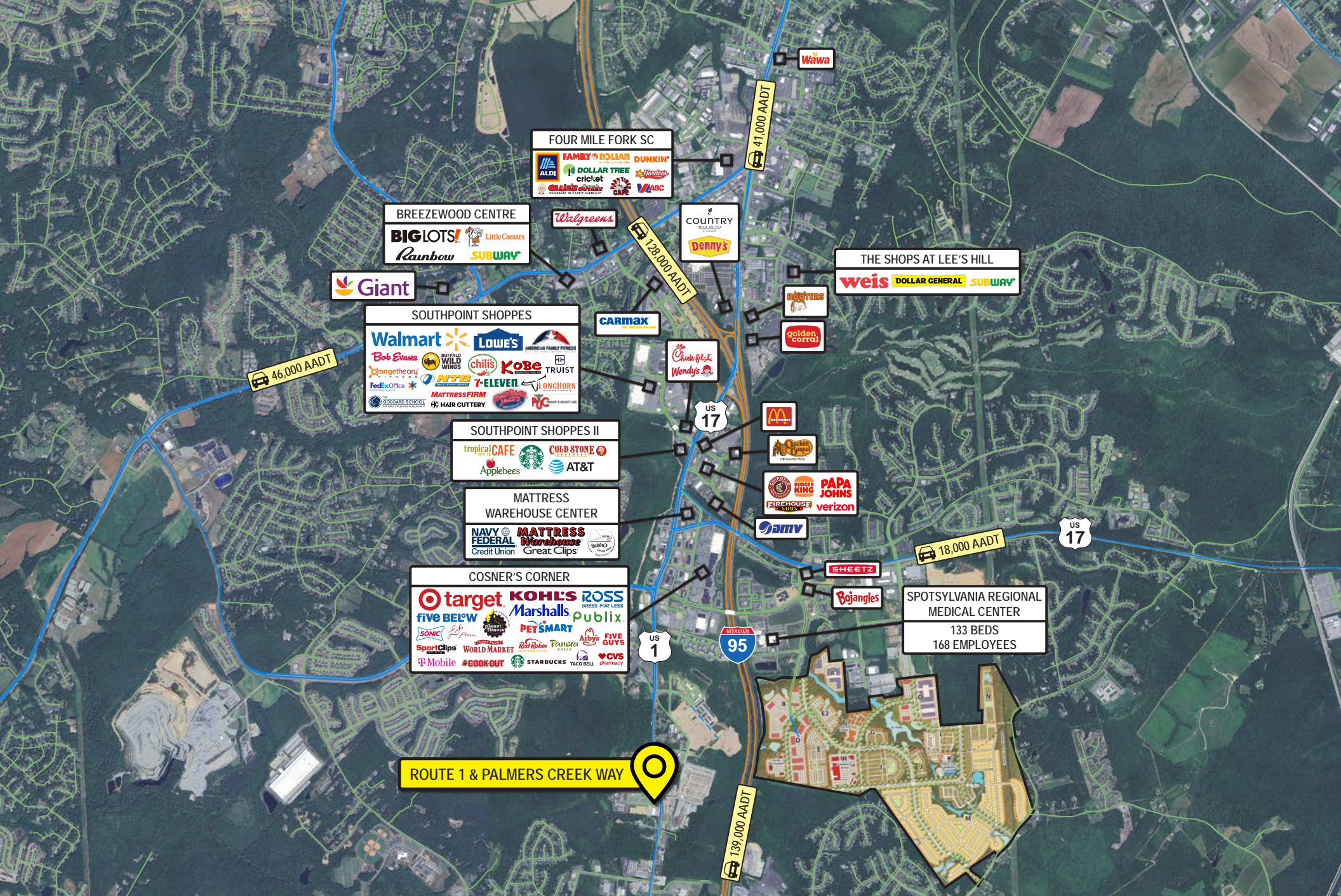
1,500 SF

AVAILABLE SPACES	
SPACE 1	1,500 SF
SPACE 2	1,500 SF

***SPACES CAN BE COMBINED**







Interested? Contact:

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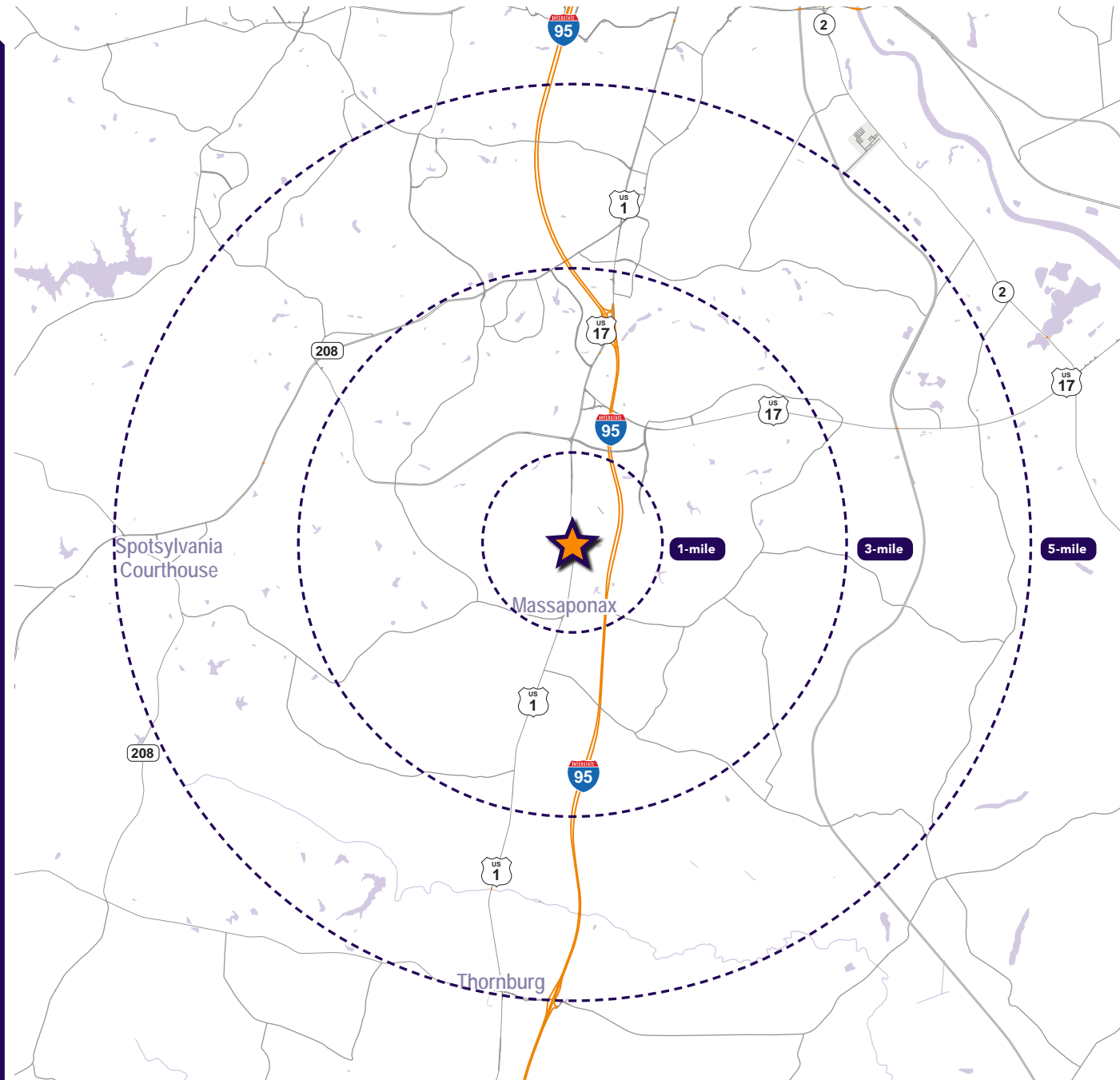
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