

COSNER'S CORNER

FREDERICKSBURG, VA

2,200 SF AVAILABLE

RAPPAPORT
CULTIVATING PLACES



COSNER'S CORNER FREDERICKSBURG, VA

- | Endcap opportunity at Cosner's Corner in Fredericksburg, VA
- | Large monument sign availability to complement the endcap space
- | Located at the entrance of Cosner's Corner surrounded by national and regional retailers, including Publix Super Market, Target, Cost Plus World Market, Panera Bread, PetSmart, Ross, Marshalls, Sonic Drive-In, Gourmeltz, and more
- | Close proximity to Mary Washington Hospital and University of Mary Washington

DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	3,518	29,537	85,881
 DAYTIME POPULATION	3,738	27,990	67,702
 HOUSEHOLD INCOME	\$52,192	\$78,343	\$84,994
 TRAFFIC COUNTS	104,000 on I-95		

CO-TENANTS



**COSNER'S CORNER
FREDERICKSBURG, VA**

BREEZEWOOD CENTRE



Little Caesars

SUBWAY

weis



Domino's



TACO BELL



Pizza Hut

POPEYES

Denny's

**golden
corral**
Buffet & Grill

FOUR MILE FORK CENTER



DOLLAR TREE

FAMILY DOLLAR

DUNKIN'



OLLIE'S OUTLET
Bargain
GOOD STUFF CHEAP



SUBWAY

weis

DOLLAR GENERAL



COSNER'S CORNER

Marshalls



TARGET

ROSS
DRESS FOR LESS



Panera
BREAD

CVS
pharmacy



Ashley
HOMESTORE

PETSMART

Walgreens

FIVE GUYS

**COST PLUS
WORLD MARKET**

Publix
KOHL'S
JOANN



TACO BELL

Bojangles



SHEETZ
FRESH FOOD
MADE TO ORDER



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LEAVELLS ROAD 10,600 VPD

COURTHOUSE ROAD 38,000 VPD

I-95 104,000 VPD

PATRIOT HIGHWAY 50,000 VPD

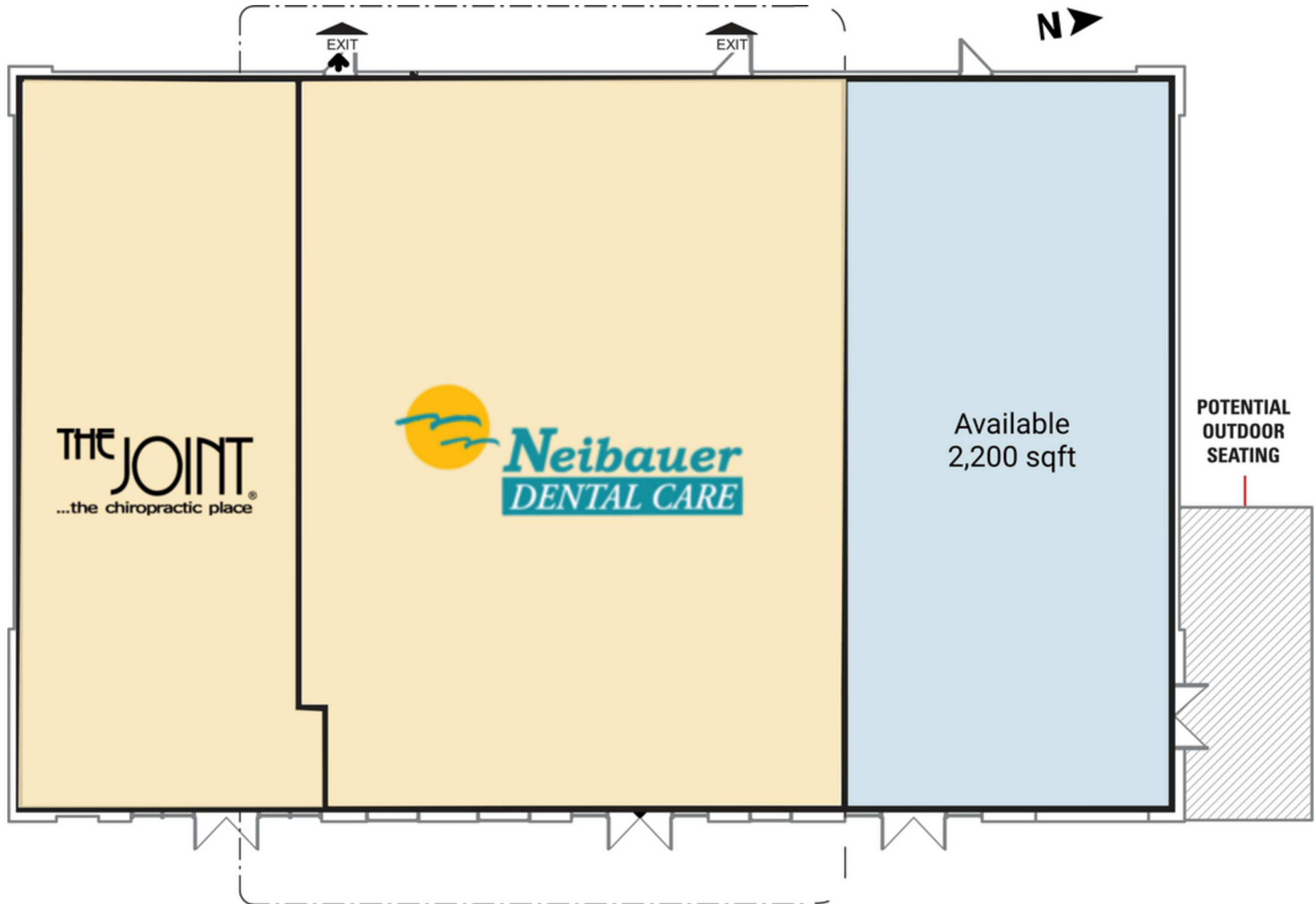
MILLS DRIVE 25,000 VPD

SPOTSYLVANIA PARKWAY 17,000 VPD

SITE PLAN

COSNER'S CORNER | FREDERICKSBURG, VA

2,200 SF AVAILABLE





COSNER'S CORNER | 9861 PATRIOT HIGHWAY, FREDERICKSBURG, VA

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