

COSNER'S CORNER





FREDERICKSBURG, VA



COSNER'S CORNER 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**



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

Giant

FAMILY DOLLAR

BREEZWOOD 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' **Hardees**

ABC **OLLIE'S OUTLET** **ALDI**

SUBWAY **weis**

DOLLAR GENERAL



COSNER'S CORNER

Marshalls **TARGET** **ROSS DRESS FOR LESS**

SONIC **Panera BREAD**

CVS pharmacy **planet fitness** **Ashley HOMESTORE**

PET SMART **Walgreens**

FIVE GUYS **WORLD MARKET**

Bojangles **SHEETZ**

Publix

KOHL'S

JOANN

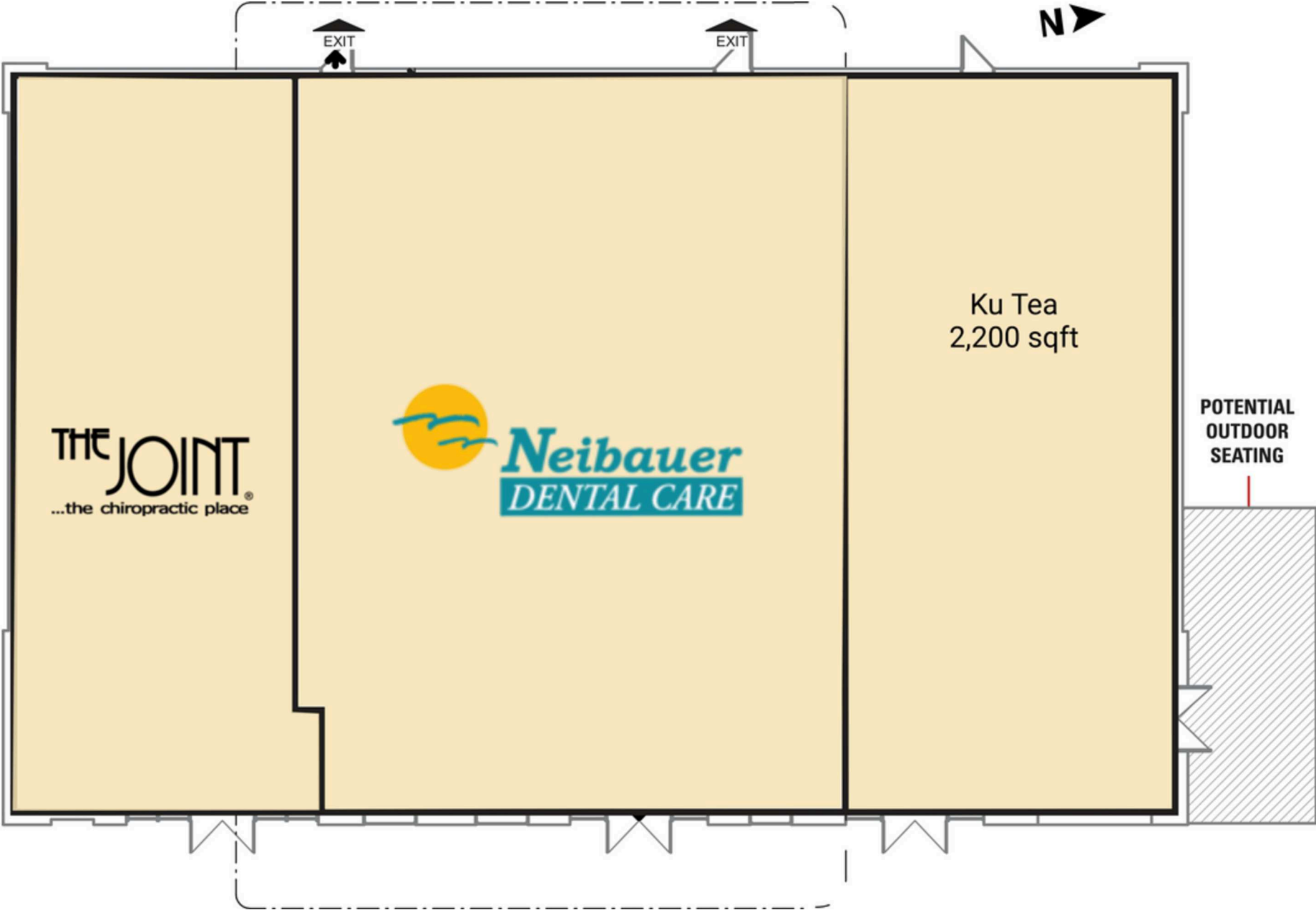
TACO BELL

Starbucks

SITE PLAN

COSNER'S CORNER | FREDERICKSBURG, VA

2,200 SF AVAILABLE





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

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