

# 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 2025

	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**



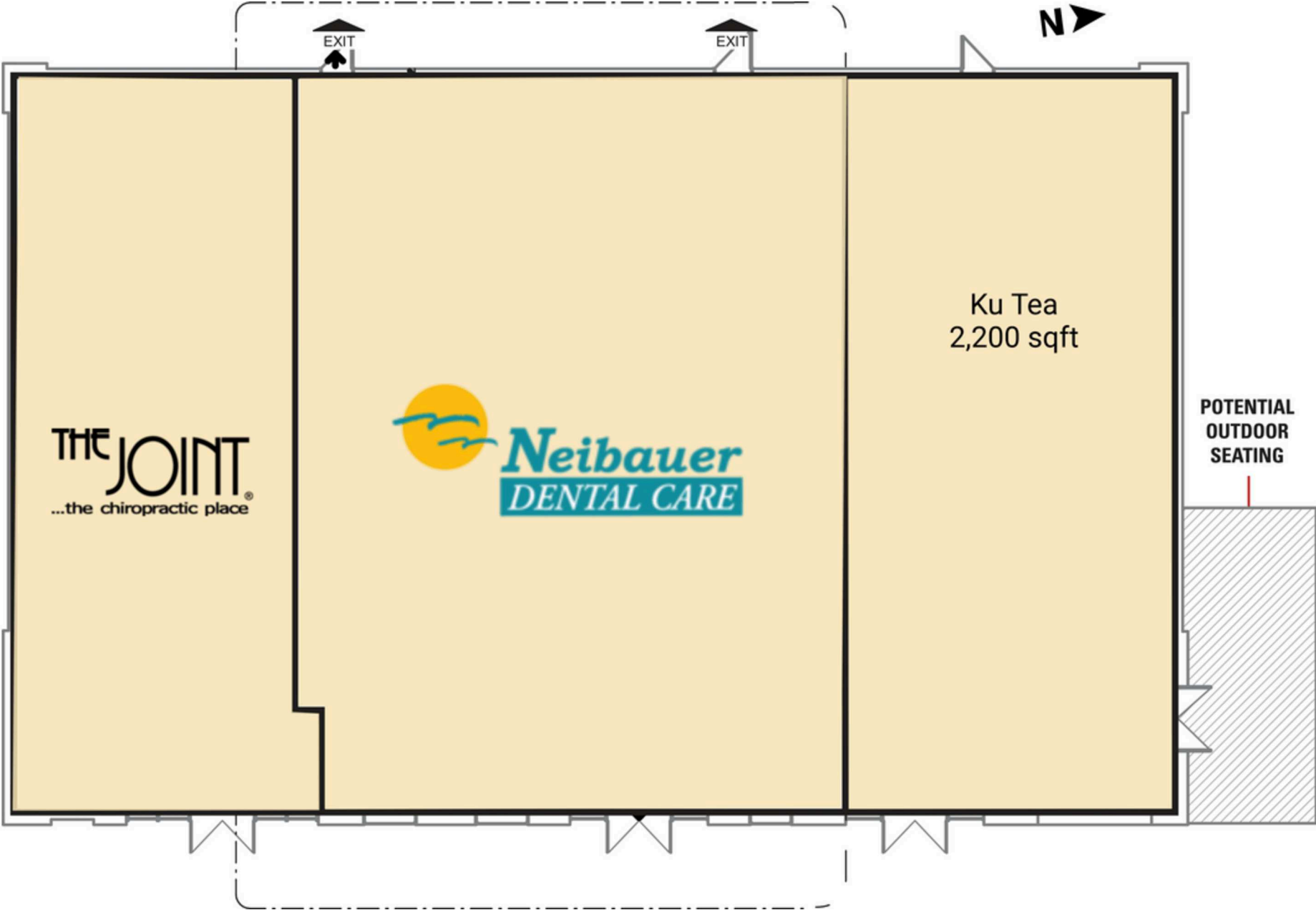
**COSNER'S CORNER**



**SITE PLAN**

**COSNER'S CORNER | FREDERICKSBURG, VA**

**2,200 SF AVAILABLE**





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

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