

COSNER'S CORNER

FREDERICKSBURG, VA





RAPPAPORT
CULTIVATING PLACES



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**

BREEZEWOOD CENTRE

FOUR MILE FORK CENTER



COURTHOUSE ROAD 38,000 VPD



COSNER'S CORNER



PATRIOT HIGHWAY 50,000 VPD

I-95 104,000 VPD

MILLS DRIVE 25,000 VPD

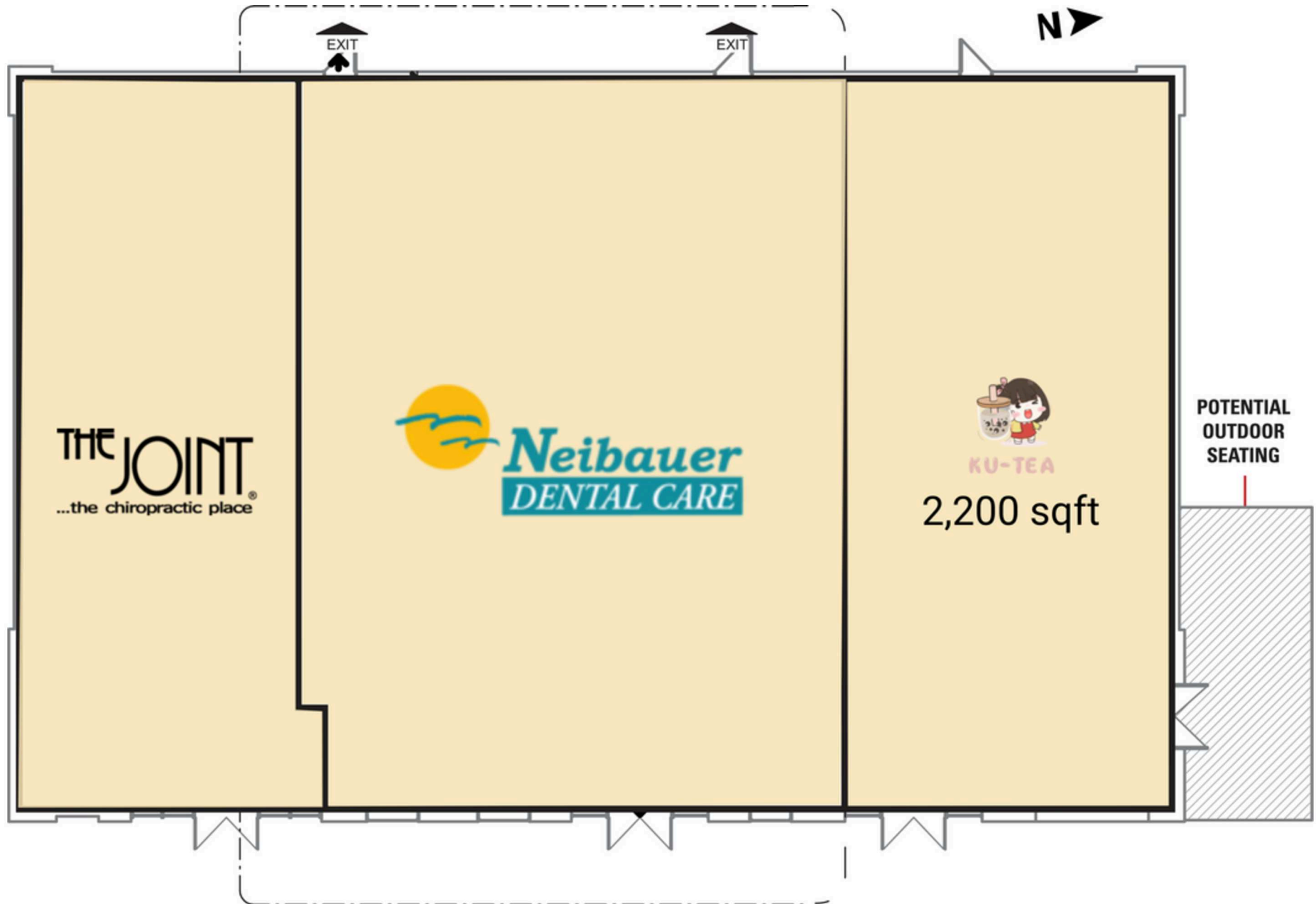
SPOTSYLVANIA PARKWAY 17,000 VPD



SITE PLAN

COSNER'S CORNER | FREDERICKSBURG, VA

2,200 SF AVAILABLE





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

Kyle Gamber | kgamber@rappaportco.com | 571.382.1216

Susan Bourgeois | sbourgeois@rappaportco.com | 571.382.1288

rappaportco.com