



DUNKIN' <sup>BR</sup>  
bakin  
tobbin

CVS

Hardee's

Four Mile Fork Center

OLLIE'S  
GOOD STUFF CHEAP



ALDI

DOLLAR TREE

10702 Patriot Hwy

FREDERICKSBURG  
ACADEMY

COURTHOUSE ROAD

PATRIOT HWY 37,000 VPD

DQ  
Grill & Chill



10702 Patriot Highway  
Fredericksburg, VA

.21 AC for sale only  
with existing building

RAPPAPORT  
CULTIVATING PLACES<sup>®</sup>

# Fredericksburg

## Virginia

- Standalone building for sale in major Fredericksburg retail corridor
- High visibility location at the intersection of Patriot Highway (Route 1) and Lafayette Blvd
- Adjacent to the Four Mile Fork Center—an Aldi-anchored shopping center with cotenants including Ollie’s Bargain Outlet, Aaron’s, and Hard Times Café



## 2026 Demographics

|                    | 1 mi.                                                      | 3 mi.     | 5 mi.     |
|--------------------|------------------------------------------------------------|-----------|-----------|
| Population         | 3,241                                                      | 59,211    | 125,591   |
| Daytime Population | 2,916                                                      | 20,738    | 48,037    |
| Household Income   | \$88,199                                                   | \$116,323 | \$121,115 |
| Traffic Counts     | Patriot Highway on 37,000<br>Lafayette Boulevard on 23,000 |           |           |

## Area Retailers





PATRIOT HWY 37,000 VPD

LAFAYETTE BLVD 23,000 VPD

Four Mile Fork Center







10702 Patriot Hwy

Fredericksburg Academy  
Arts and Science

COURTHOUSE ROAD



MINE ROAD











I-95 IS .65 MILES  
DOWN THE ROAD

10702 Patriot Highway

# Site Plan

.21 AC for sale only

| Space # | Acres | Tenant    |
|---------|-------|-----------|
| 01      | 0.21  | Available |



● Space Available

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