



DUNKIN' ^{BR}
bakin
tobbin

♥ CVS

Hardee's

Four Mile Fork Center

OLLIE'S
GOOD STUFF CHEAP



ALDI

DOLLAR TREE

10702 Patriot Hwy

FREDERICKSBURG
ACADEMY

Patriot Hwy 37,000 VPD

COURTHOUSE ROAD

DQ
Grill & Chill

McDonald's

10702 Patriot Highway
Fredericksburg, VA

.21 AC for sale only
with existing building

RAPPAPORT
CULTIVATING PLACES[®]

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 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

Discover your next retail opportunity at
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10702 PATRIOT HWY, FREDERICKSBURG, VA

Bill Dickinson | bdickinson@rappaportco.com | 703.310.6983

Will Huffines | whuffines@rappaportco.com | 571.382.1224