



DUNKIN' ^{BR}
bakin
robbins

CVS

Hardee's

10702 Patriot Hwy

Four Mile Fork Center
OLLIE'S
GOOD STUFF CHEAP
ALDI
DOLLAR TREE

FREDERICKSBURG
ACADEMY

COURTHOUSE ROAD

PATRIOT HWY 37,000 VPD

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





Four Mile Fork Center

10702 Patriot Hwy

Fredericksburg Academy
Arts and Science

INTERSTATE 95

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
rappaportco.com



WASHINGTON, D.C. | MARYLAND | VIRGINIA

10702 PATRIOT HWY, FREDERICKSBURG, VA

Bill Dickinson | bdickinson@rappaportco.com | 703.310.6983