

FOR SALE

RETAIL/FLEX CONDO - 100% LEASED



4 MILE FORK BUSINESS CENTER

10954 PATRIOT HIGHWAY, FREDERICKSBURG, VA 22407

5,600 SF



CUSHMAN &
WAKEFIELD

THALHIMER

PROPERTY HIGHLIGHTS



5,600 SF



\$112,000



PROPERTY FEATURES

- 5,600 SF Flex Condo
- Leased to All American Mobility
- 4.3 years remaining lease term (12/31/2030)
- 3 additional 1-year options remain
- Excellent interstate and regional connectivity with immediate access to I-95



BULK SALE AVAILABLE

- Combine units 10962, 10954, 10942, and 10940

Demographics	1 MILE	3 MILES	5 MILES
Population	6,237	44,458	97,039
Households	2,681	16,354	35,075
Average Household Income	\$109,961	\$129,905	\$130,304
Daytime Population	7,467	41,268	85,416





BULK SALE



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