

# SINGLE TENANT NET LEASE

Investment Opportunity



New 20-Year Lease | 10% Rental Increases Every 5 Years | Strong Average HHI Within 3 Mile Radius - \$128,756



5010 Spotsylvania County Parkway

**FREDERICKSBURG VIRGINIA**

ACTUAL SITE



## EXCLUSIVELY MARKETED BY



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NATIONAL NET LEASE

Principal Broker: Andrew Fallon, SRS Real Estate Partners, LLC | VA License No. 0225193951



Cosner's Corner

WORLD MARKET.  
**Marshalls**  
 ASHLEY  
**five BELOW**  
**PET SMART**  
**planet fitness**  
**TARGET**  
**ROSS**  
 DRESS FOR LESS  
**RACK ROOM SHOES**

Cosner Corner Office Park

**Publix**  
**KOHL'S**



Silver Collection  
at Cosner's Corner

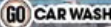


Spotsylvania  
Regional  
Medical Center

Allure at Jefferson I



20,000 VPD



53,000 VPD



BALLS BLUFF RD

WHITEHEART DR

SPOTSYLVANIA COUNTY PKWY 17,500 VPD

*Bickford*  
SENIOR LIVING

**THE LEARNING EXPERIENCE**  
Academy of Early Education





SPOTSYLVANIA COUNTY PKWY 17,500 VPD



# SITE OVERVIEW



# OFFERING SUMMARY



[CLICK HERE FOR A FINANCING QUOTE](#)

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## OFFERING

<b>Pricing</b>	\$5,743,000
<b>Net Operating Income</b>	\$402,000
<b>Cap Rate</b>	7.00%

## PROPERTY SPECIFICATIONS

<b>Property Address</b>	5010 Spotsylvania County Parkway, Fredericksburg, Virginia 22407
<b>Rentable Area</b>	10,000 SF
<b>Land Area</b>	1.26 AC
<b>Year Built</b>	2025
<b>Tenant</b>	The Learning Experience
<b>Guaranty</b>	Corporate w/ Burnoff Over 6 Years
<b>Lease Type</b>	NN
<b>Landlord Responsibilities</b>	Roof, Structure, Foundation, Underground Utility Lines
<b>Lease Term</b>	20 Years
<b>Increases</b>	10% Every 5 Years
<b>Options</b>	2 (5-Year)
<b>Rent Commencement</b>	November 2025
<b>Lease Expiration</b>	November 2045

Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				Options
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	
The Learning Experience	10,000	Nov 2025	Nov 2045	Current	-	\$33,500	\$402,000	2 (5-Year)
				Year 6	10%	\$36,850	\$442,200	
				Year 11	10%	\$40,535	\$486,420	
				Year 16	10%	\$44,589	\$535,062	

10% Increases Beg. of Each Option

## 20 Years Remaining | Options To Extend | Established Tenant | Scheduled Rental Increases

- The Learning Experience Corporate guarantees the lease for the first 6 years of initial term
- 20 years remaining with 2 (5-year) options to extend
- The lease features 10% rental increases every 5 years throughout the initial term and at the beginning of each option to extend
- The Learning Experience is the nation's fastest-growing Academy of Early Education for children ages six weeks to six years old, with more than 600 centers open and a new location opening every week
- **This building was thoughtfully designed and constructed with adaptive re-use potential and can be backfilled or subdivided to host a wide range of tenancies**

## NN Leased | Fee Simple Ownership | Limited Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains most aspects of the premises
- Landlord responsibilities limited to roof, structure, foundation, and underground utility lines

## Fronting Spotsylvania Pkwy | Off I-95 (105,120 VPD) | Adjacent to Cosner's Corner Master Development

- Strategically positioned along Spotsylvania Pkwy (17,500 VPD) and 1-mile west of Cosner's Corner, Spotsylvania County's largest mixed-use development
- Cosner's Corner (6.2 M visits annually) features tenants such as Publix, Target, Kohl's, PetSmart, Starbucks, Wawa and more
- Surrounded by several residential developments, providing a direct consumer base from which to draw (Avg. HH Size 2.75 within 5-miles)
- Close proximity to Spotsylvania Regional Medical Center with 428,000 visits annually (126-bed hospital) serving the Fredericksburg trade area
- Less than 2 miles off I-95 (105,120 VPD), allowing users to benefit from on/off ramp access to the site and surrounding trade areas
- Virginia ranked #4 for 2025 in CNBC's annual study which analyzes state's economies, infrastructure, workforce, etc. [\(Article\)](#)

## Demographics In 5-mile Trade Area

- More than 97,757 residents and 30,037 employees support the trade area
- Fredericksburg is currently growing at a rate of 1.64% annually and its population has increased by 10.7% since the most recent census in 2020
- \$115,927 average household income within a 1-mile radius

## This Virginia region is ready for its close-up

Jun 26, 2025 | Updated Jun 27, 2025 9:48am EDT

You've heard of Northern Virginia and Central Virginia. Now say hello to North Central Virginia, also known as the Fredericksburg region.

It's a one-time bedroom community situated along Interstate 95 roughly halfway between D.C. and Richmond. It's known not only for historic Fredericksburg and its quaint downtown on the Rappahannock River, but for the gas stations, fast food and hotels serving throngs of I-95 travelers.

Less than two years from now, it will add another distinction: home of the Kalahari water park, now under construction near the exit for Mudd Tavern Road in Spotsylvania.

Like much of Virginia, the region has historical roots in the Civil War era. Today it's known more for the Dominion Raceway & Entertainment venue and as one of the fastest-growing areas of Virginia, thanks to a population surge driven by its (relatively) more affordable real estate, strategic location between two major cities and a diversifying economy.

There are two VRE stations — Fredericksburg and Spotsylvania — and the I-95 Express Lanes end at Fredericksburg, providing access to commuters who work in D.C.



The Fredericksburg Regional Alliance, based at the University of Mary Washington, provides centralized economic development services for the region. The alliance also includes Caroline County; King George County used to be part of the alliance but withdrew support last year amid a dispute over Amazon Data Services. King George remains part of Planning District 16, the body in charge of regional planning.

Source: Washington Business Journal  
Read Full Article [HERE](#)

## NoVA-Based Data Center Company Building New Campus Near Fredericksburg

By Maggie Roth August 21, 2025 at 11:37 am

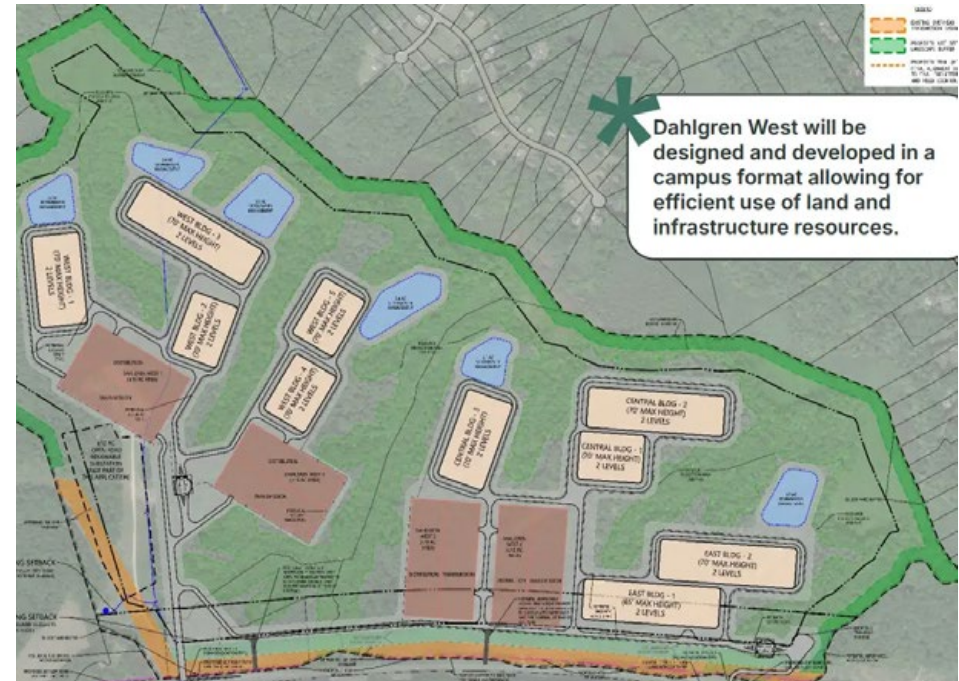
Northern Virginia–based data center firm Oasis Digital Properties has gained approval to build a large new data center campus near Fredericksburg.

The King George County Board of Supervisors unanimously approved Oasis’s plan for Dahlgren West. This data center campus will span 485 acres in the county, on the north side of James Madison Parkway. The plan includes 10 buildings with a total of about 6.8 million square feet.

Oasis projects that the project will create 1,500 construction jobs and 50 to 60 full-time jobs per building. It says that the annual fiscal benefit for real estate and personal property taxes generated by the campus will be between \$100 million and \$120 million.

While Oasis is based in Falls Church, the developer told the Washington Business Journal that the project’s site being outside of Northern Virginia was part of the appeal.

“It’s a tangible example of data centers being lured outside of Northern Virginia because of the shifting political winds and the shrinking appetite for additional data centers in Northern Virginia,” co-founder Ross Litkenhous told WBJ.



The prevalence and spread of data centers in Northern Virginia has been a topic of political debate in the region, particularly in data center–heavy Loudoun and Prince William counties. While some tout the economic benefits, others have raised concerns over their proximity to residential neighborhoods and historical spaces, and their heavy usage of resources like water and energy.

Just this month, a judge in Prince William County ruled to void the rezoning decision on the Prince William Gateway project, a huge campus that would have become the largest data center corridor in the world.

Source: NorthernVirginia  
Read Full Article [HERE](#)

# PROPERTY PHOTOS



# PROPERTY PHOTOS



# PROPERTY PHOTOS



# BRAND PROFILE



## THE LEARNING EXPERIENCE

[thelearningexperience.com](http://thelearningexperience.com)

**Company Type:** Private

**Locations:** 600+

The Learning Experience is the nation's fastest-growing Academy of Early Education franchise, educating and enhancing the lives of more than 25,000 children ages 6 weeks to 6 years old each year. With more than 600 company-owned and franchise centers operating or under development across 22 states. The Learning Experience's proprietary curriculum places a prominent focus on programs that advance scholastic preparation. The Learning Experience prepares children academically and socially via innovative scholastic and enrichment programs such as the L.E.A.P. curriculum, a cutting-edge proprietary approach to learning which has 9 out of 10 of its children entering Kindergarten already reading. To complement the academic curriculum, The Learning Experience utilizes various enrichment programs crucial to advancing learning and overall balance, such as philanthropy, Yippee 4 Yoga, Music 4 Me, Movin' N Groovin', manners and etiquette, and foreign language.



Source: pnewswire.com, thelearningexperience.com

# PROPERTY OVERVIEW

## LOCATION



Fredericksburg, Virginia  
Washington-Arlington-Alexandria MSA

## ACCESS



Spotsylvania County Parkway: 1 Access Point

## TRAFFIC COUNTS



Spotsylvania County Parkway: 17,500 VPD  
Interstate 95/U.S. Highway 17: 158,120 VPD

## IMPROVEMENTS



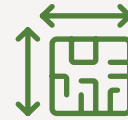
There is approximately 10,000 SF of existing building area

## PARKING



There are approximately 38 parking spaces on the owned parcel.  
The parking ratio is approximately 3.8 stalls per 1,000 SF of leasable area.

## PARCEL



Parcel Number: 35-13-5D1  
Acres: 1.26  
Square Feet: 54,886

## CONSTRUCTION



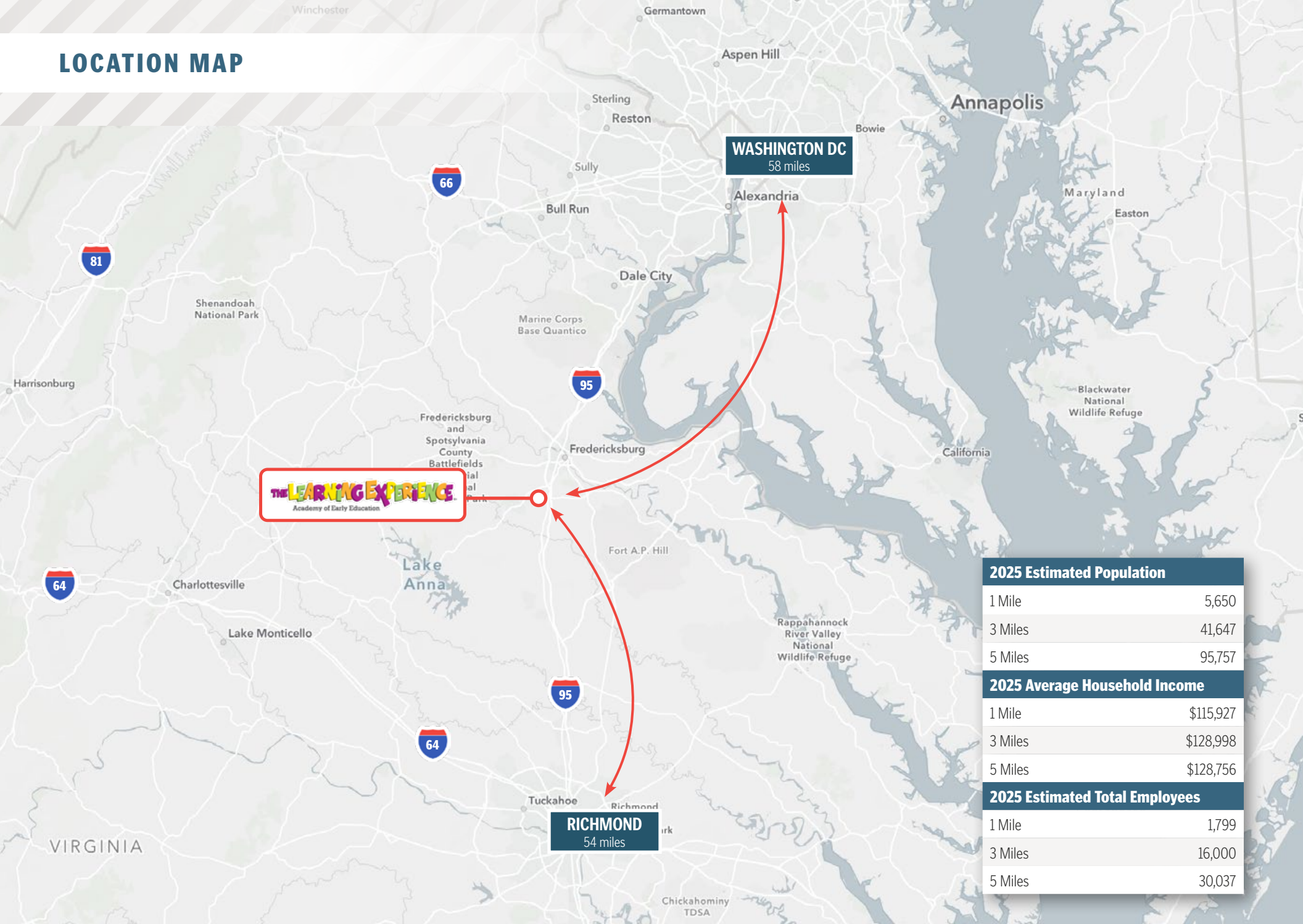
Year Built: 2025

## ZONING



PDH-2

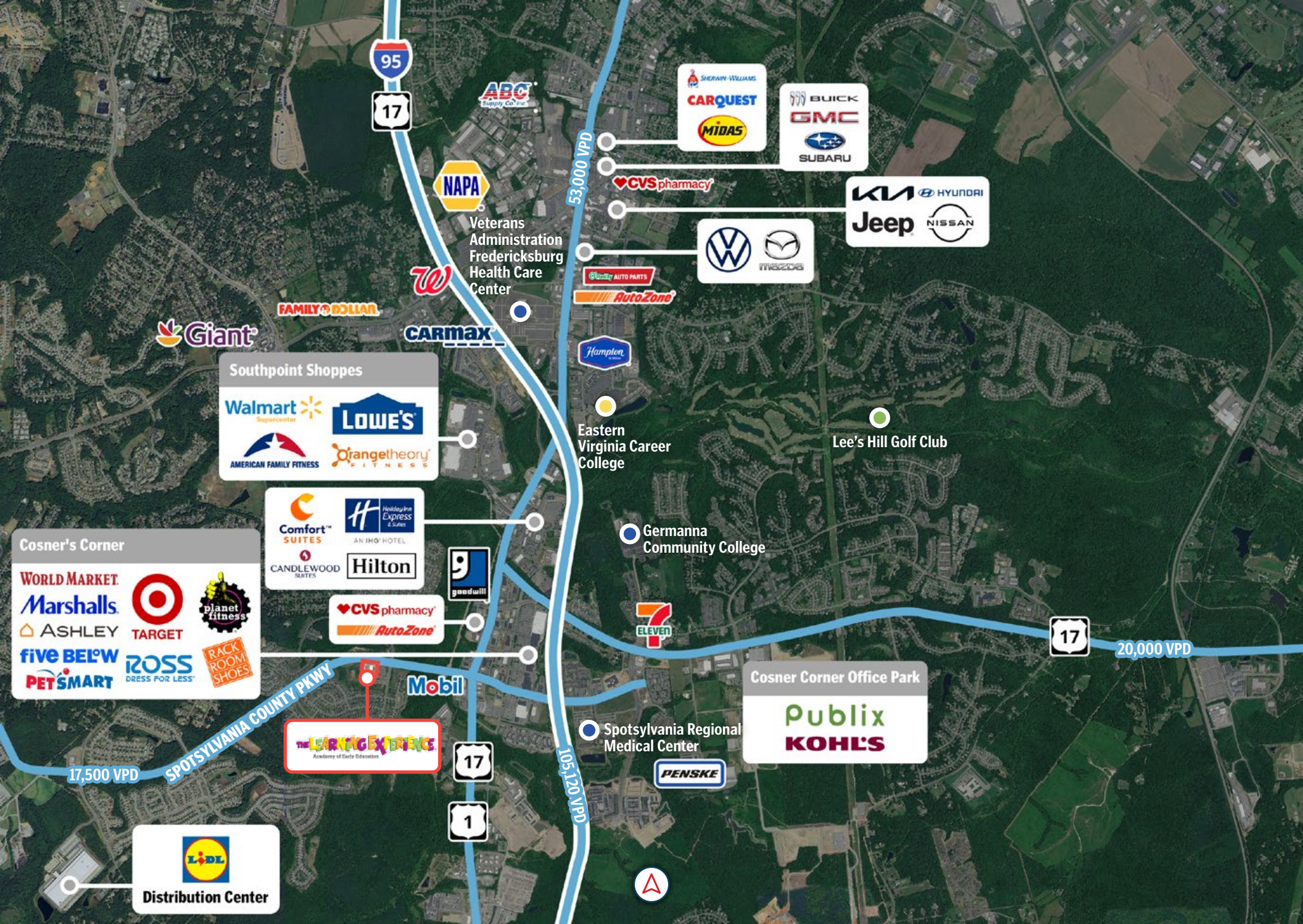
# LOCATION MAP



**WASHINGTON DC**  
58 miles

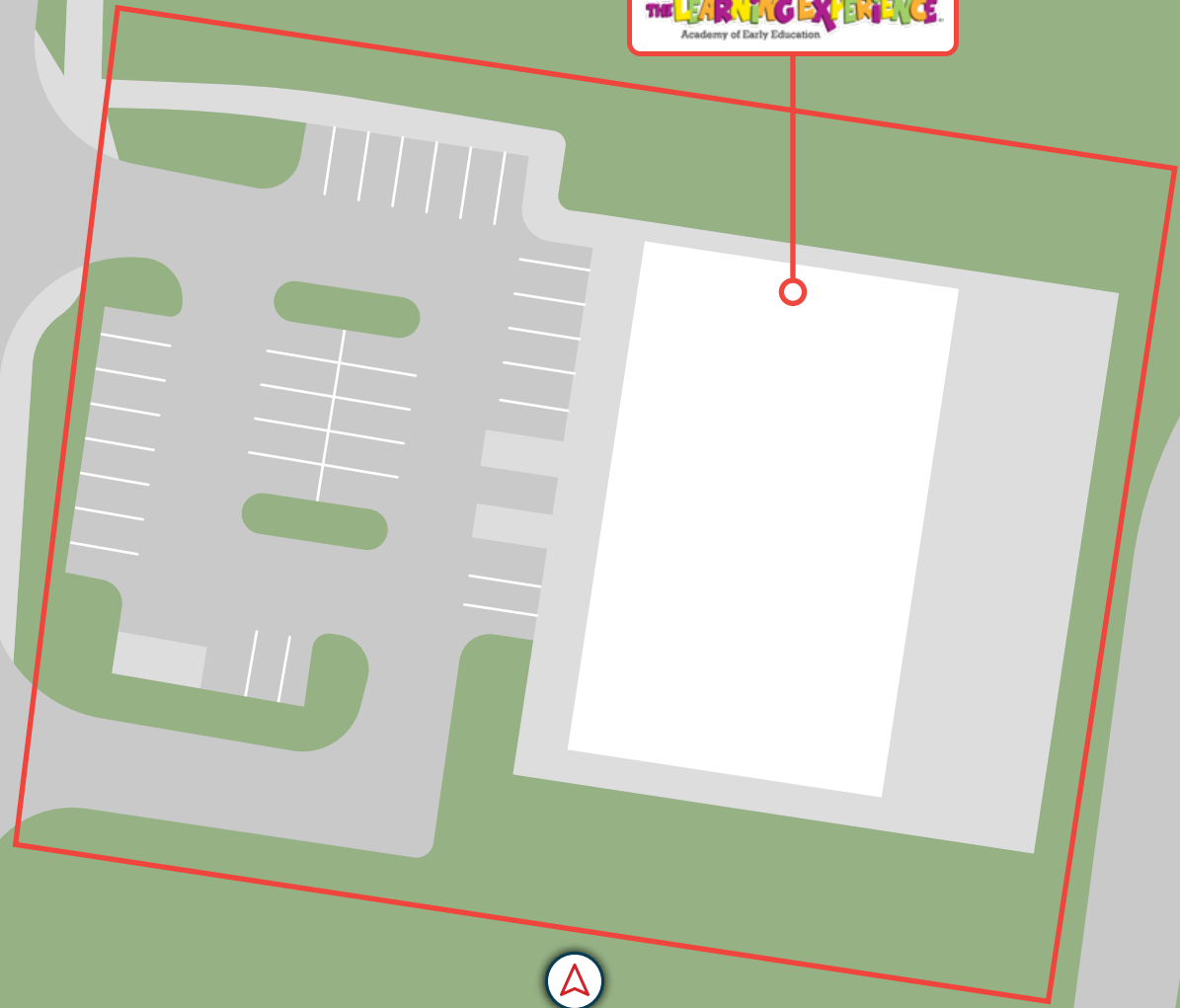
**RICHMOND**  
54 miles

2025 Estimated Population	
1 Mile	5,650
3 Miles	41,647
5 Miles	95,757
2025 Average Household Income	
1 Mile	\$115,927
3 Miles	\$128,998
5 Miles	\$128,756
2025 Estimated Total Employees	
1 Mile	1,799
3 Miles	16,000
5 Miles	30,037



SPOTSYLVANIA COUNTY PARKWAY 17,500 VPD

**THE LEARNING EXPERIENCE**  
Academy of Early Education



*Bickford*  
SENIOR LIVING

	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2025 Estimated Population	5,650	41,647	95,757
2030 Projected Population	5,884	45,081	101,576
2025 Median Age	43.9	37.8	37.5
<b>Households &amp; Growth</b>			
2025 Estimated Households	2,206	15,398	34,661
2030 Projected Households	2,337	16,788	37,145
<b>Income</b>			
2025 Estimated Average Household Income	\$115,927	\$128,998	\$128,756
2025 Estimated Median Household Income	\$104,324	\$111,085	\$108,048
<b>Businesses &amp; Employees</b>			
2025 Estimated Total Businesses	204	1,478	2,887
2025 Estimated Total Employees	1,799	16,000	30,037



## FREDERICKSBURG, VIRGINIA

Fredericksburg, Virginia is 25 miles SW of Dale City, Virginia and 48 miles SW of Washington, District of Columbia. The City of Fredericksburg is located on the Interstate 95 corridor in central Virginia midway between the nation’s capital at Washington, D.C., and the state capital at Richmond. The City of Fredericksburg had a population of 28,884 as of July 1, 2025.

Tourism is a major part of the economy, with approximately 1.5 million people visiting the Fredericksburg area annually, including Battlefield Park, the downtown visitor center, events, museums and historic sites.

Fredericksburg has long been known as an important center for industry and commerce, due largely to its strategic position as a crossroads for highway, rail, and water-based transportation. The City’s economy is based, to a large degree, on its strategic location along Interstate 95 approximately halfway between Richmond, Virginia and Washington, D.C. The city enjoys two major commercial development centers, Central Park and Celebrate Virginia South. Central Park is a primary retail and dining area of the city and houses more than 200 retailers including national bigbox stores, restaurants and smaller local businesses. In addition to the major retail commercial development centers, the City is a hub for the provision of health care services to the Fredericksburg region. The centerpiece of health care in the city is Mary Washington Hospital, a division of Mary Washington Healthcare. Mary Washington Hospital is a 471 bed, full service hospital that provides over 45 different medical specialties. As the region continues to grow, Mary Washington Hospital will continue to provide a majority of the increased hospital services. The City’s economy also benefits from the presence of a major higher-education institution, the University of Mary Washington (UMW).



# THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

**300+**

TEAM  
MEMBERS

**29**

OFFICES

**\$6.5B+**

TRANSACTION  
VALUE  
company-wide  
in 2025

**930+**

CAPITAL MARKETS  
PROPERTIES  
SOLD  
in 2025

**\$3.5B+**

CAPITAL MARKETS  
TRANSACTION  
VALUE  
in 2025



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