

FOR SALE

2.66 ACRE 2ND TIER PAD SITE

10034

Patriot Hwy.

FREDERICKSBURG, VA 22407

SITE

PATRIOT HIGHWAY
(ROUTE 1)

45,296 VPD

SPECIFICATIONS

Size:	2.66 Acres
Price:	\$950,000
Zoning:	C-3
Utilities:	Wet To Site

LOT LINES ARE APPROXIMATE

PROPERTY OVERVIEW



Johnson Realty Advisors is pleased to present 10034 Patriot Highway, a ± 2.66 -acre commercial pad site located within the highly desirable Cosner's West corridor in Spotsylvania County. With wet utilities to the property line, an approved SWMP in place, and no restrictive Cosner's Corner proffers, the property offers exceptional flexibility for a wide range of commercial and destination-oriented users.



± 2.66 -acre commercial pad site in Cosner's West.

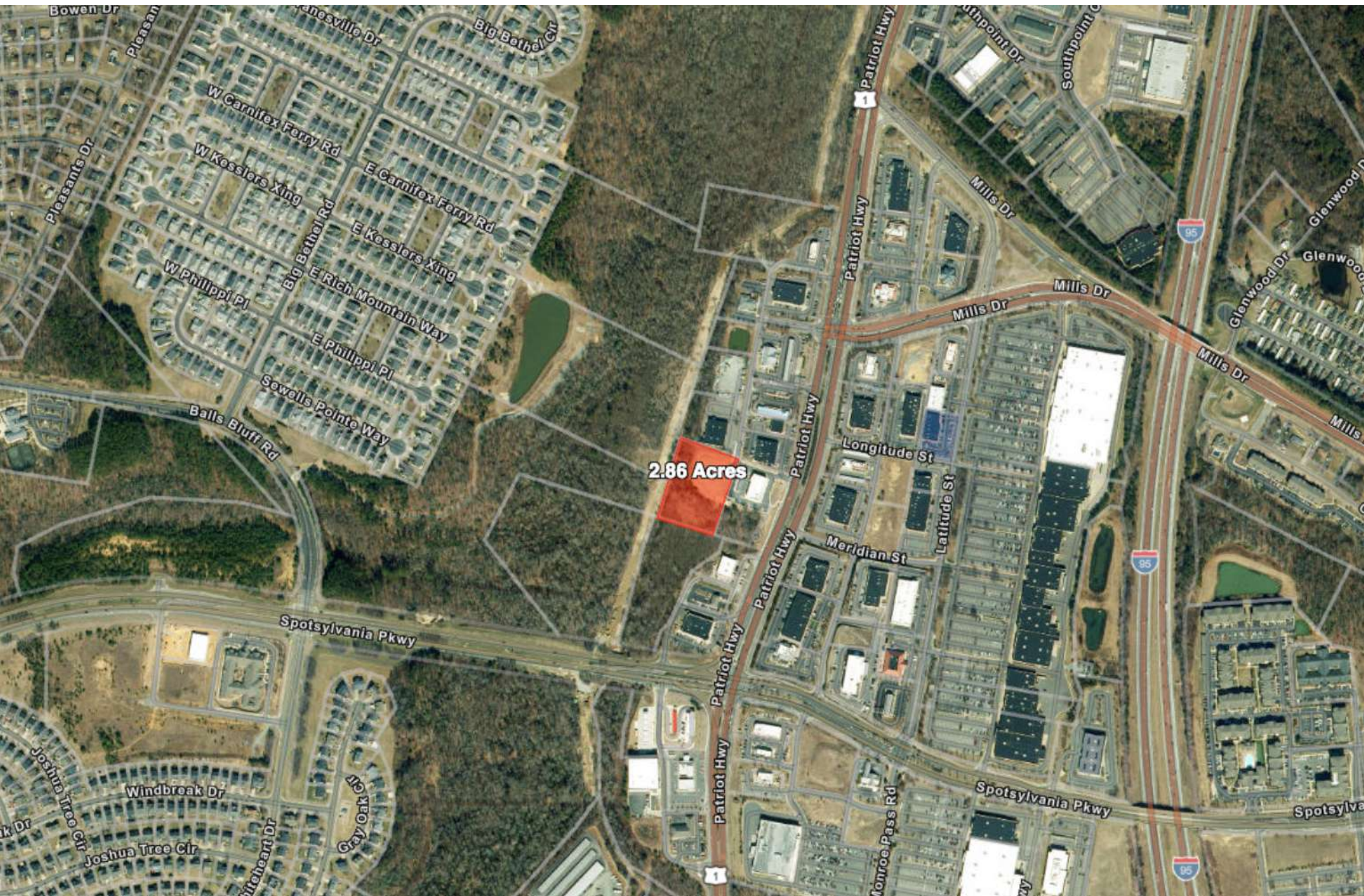
No restrictive Cosner's Corner proffers on the property

Wet utilities to site with SWMP already in place

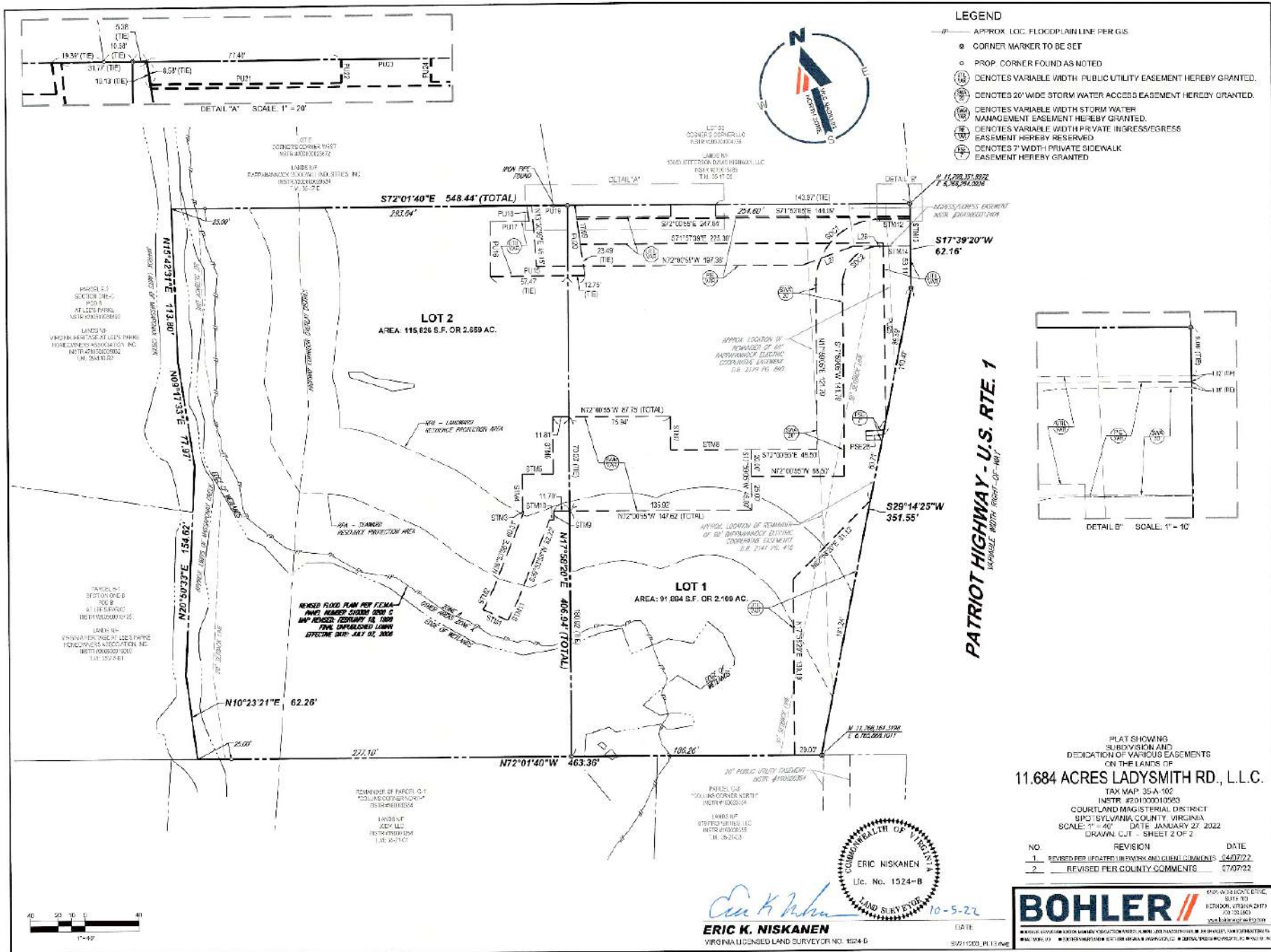
Ideal for destination retail, medical, automotive, or hospitality users

Less than one mile from I-95 Exit 126

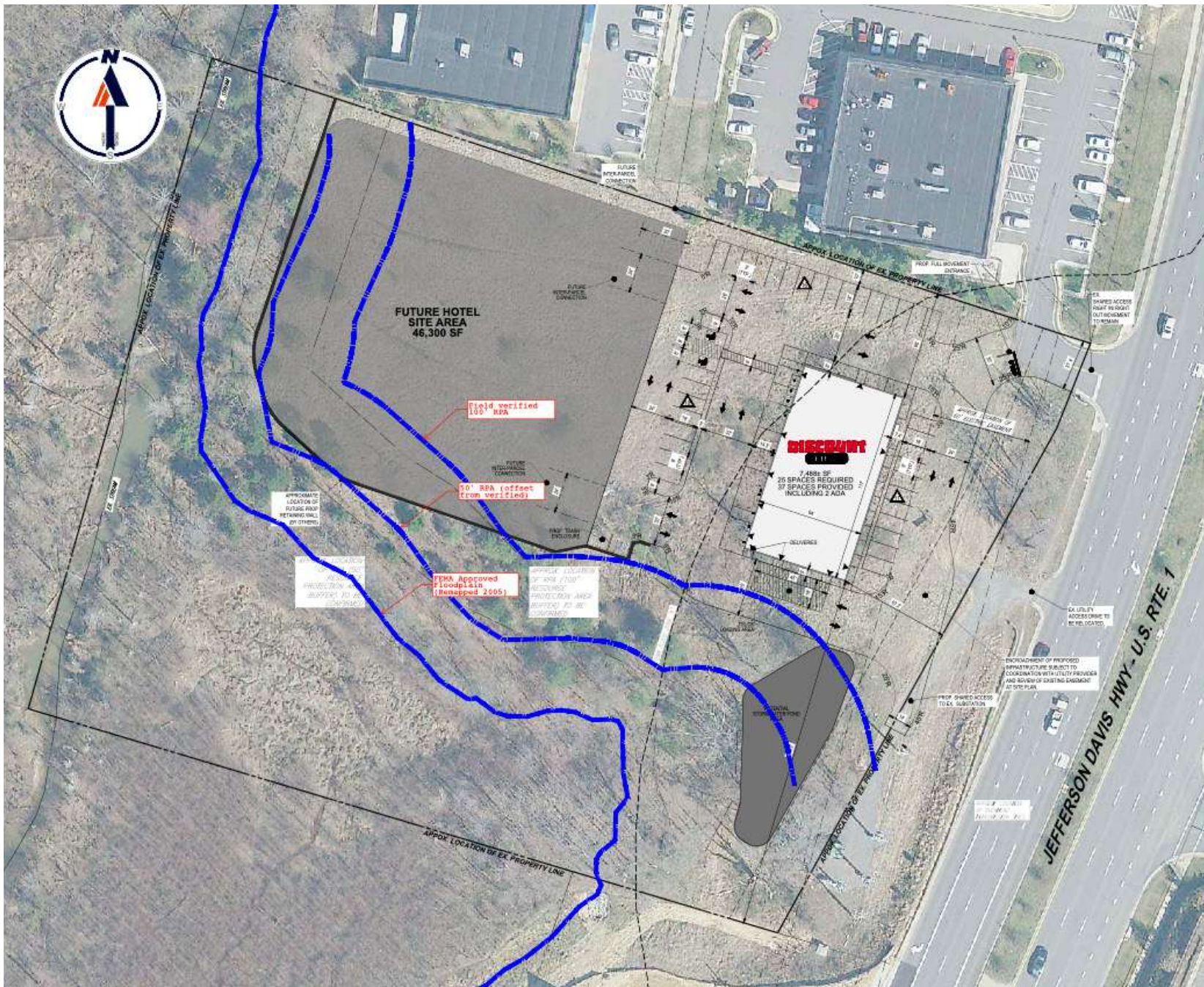
PARCEL OVERVIEW



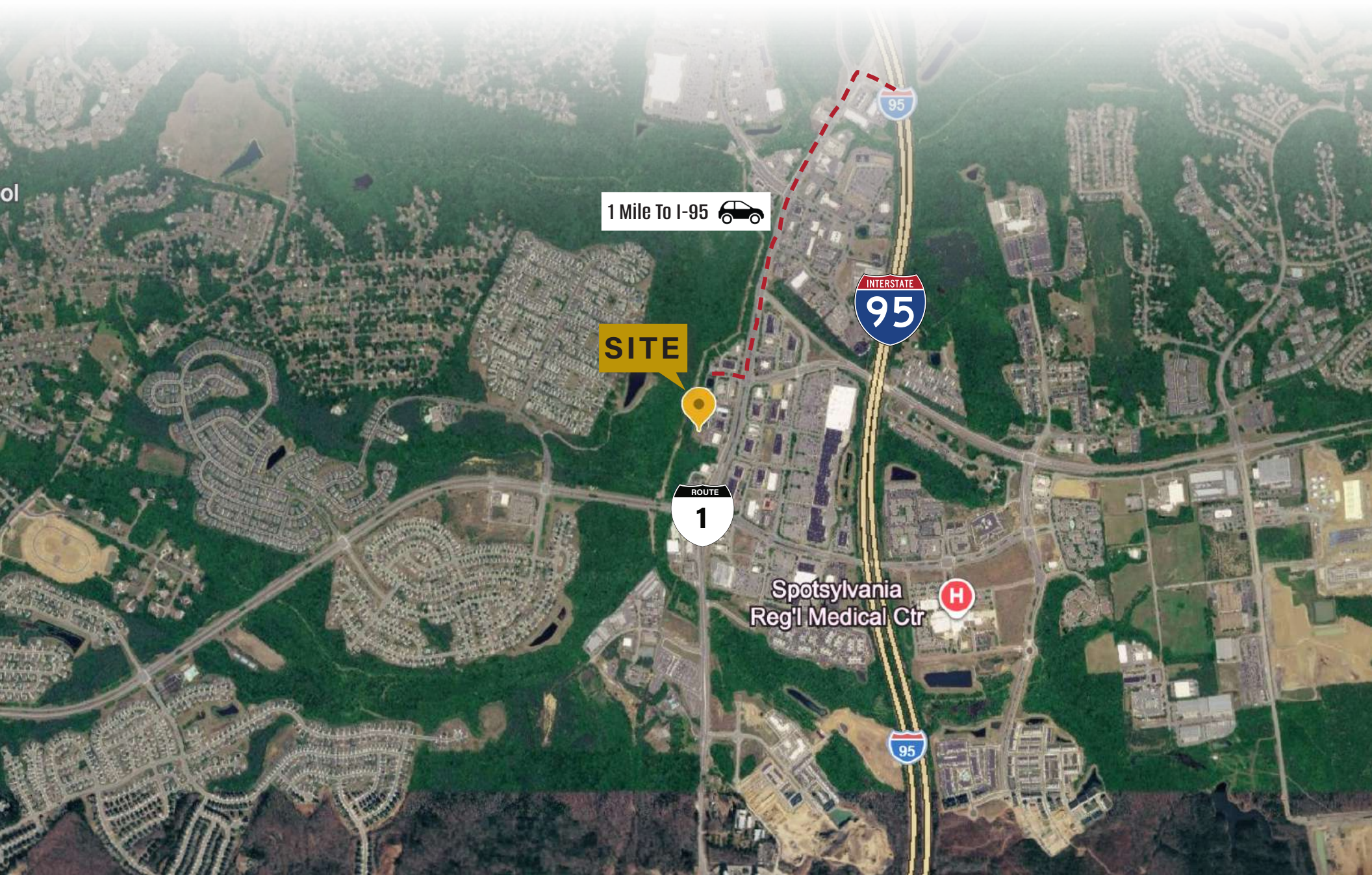
PLAT



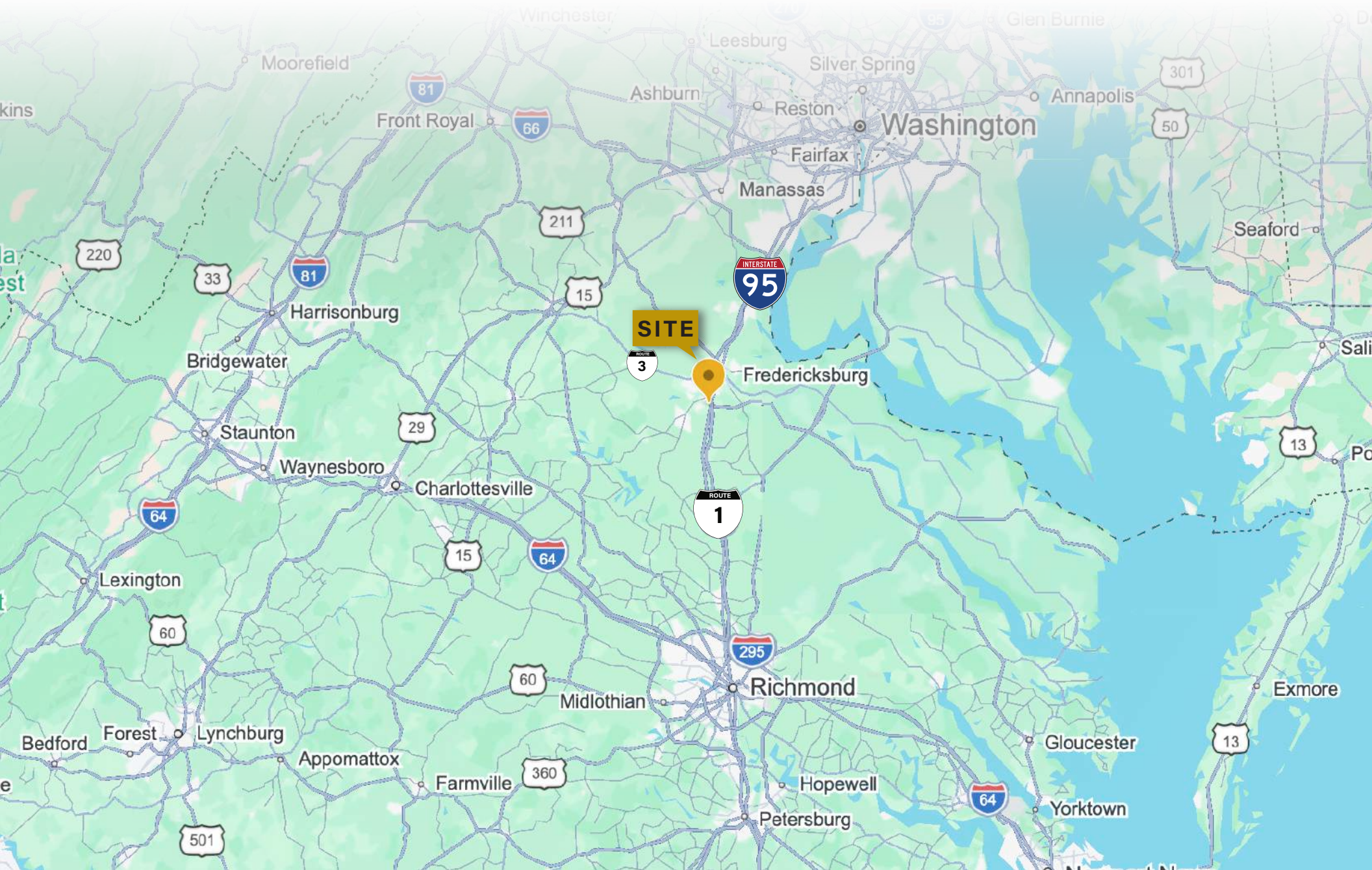
CONCEPT PLAN



LOCAL MAP VIEW



REGIONAL MAP VIEW



DEMOGRAPHIC/INCOME REPORT



INCOME	2 mile	5 mile	10 mile
Avg Household Income	\$123,619	\$128,912	\$134,363
Median Household Income	\$103,627	\$107,224	\$109,883
< \$25,000	672	2,378	6,021
\$25,000 - 50,000	932	3,745	8,141
\$50,000 - 75,000	2,042	6,067	11,317
\$75,000 - 100,000	1,073	3,833	9,297
\$100,000 - 125,000	1,144	3,862	8,011
\$125,000 - 150,000	1,291	3,712	8,311
\$150,000 - 200,000	1,323	5,416	10,740
\$200,000+	1,293	5,265	14,048

POPULATION	2 mile	5 mile	10 mile
2020 Population	24,080	89,629	192,994
2025 Population	25,600	95,792	209,923
2030 Population Projection	27,144	101,687	223,159
Annual Growth 2020-2025	1.3%	1.4%	1.8%
Annual Growth 2025-2030	1.2%	1.2%	1.3%
Median Age	38.2	38.1	38.2
Bachelor's Degree or Higher	35%	33%	35%
U.S. Armed Forces	63	674	1,917

FOR MORE INFORMATION PLEASE CONTACT:



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J O H N S O N

REALTY

ADVISORS

All information contained herein was made based upon information furnished to us by the owner or from sources we believe are reliable. While we do not doubt its accuracy, we have not verified it and we do not make any guarantee, warranty or representation about it. The property offered is subject to prior sale, lease, change of price or withdrawal from the market without notice.