

FOR SALE

RETAIL/FLEX CONDO - 100% LEASED



4 MILE FORK BUSINESS CENTER

10962 PATRIOT HIGHWAY, FREDERICKSBURG, VA 22407

5,300 SF



CUSHMAN &
WAKEFIELD

THALHIMER

PROPERTY HIGHLIGHTS



5,300 SF



\$1,125,000



PROPERTY FEATURES

- 5,300 SF Flex Condo
- Leased to J&J Tile and Marble
- 4.7 years remaining lease term (5/31/2031)
- 1 additional 5-year option remains
- 2 Drive-in Doors
- 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



JAMIE SCULLY, CCIM
 Senior Vice President
 540 322 4140
jamie.scully@thalhimer.com

1701 Fall Hill Ave.
 Suite 203
 Fredericksburg, VA 22401
thalhimer.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield | Thalhimer © 2026. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

