



COLDWELL BANKER  
COMMERCIAL  
ELITE



13 MILES

Lad Land Dr

EASEMENT

SITE  
1.04 AC

Patriot Hwy

19,000+ ADT

# OUTSIDE STORAGE OPPORTUNITY ON ROUTE 1 FOR LEASE | 3,887 SF SHOP & 1.04 AC

ASKING RENT  
\$8,241/Month

8704 Patriot Hwy, Fredericksburg, VA 22407

8704 Patriot Highway presents a **highly sought-after outside storage opportunity paired with a functional shop/warehouse**, a combination that is increasingly difficult to find in today’s market. The property offers a **3,887 SF warehouse/shop with a small office component**, complemented by **45,212 SF (±1.04 acres) of outside storage**, providing an ideal setup for contractors, service providers, fleet-based users, and outdoor storage operators.

Positioned along **Patriot Highway (Route 1)** in the rapidly expanding Fredericksburg market, the property benefits from **excellent frontage, visibility, and accessibility**. Its strategic location offers seamless connectivity to **Interstate 95 and other major regional corridors**, allowing for efficient access throughout the Fredericksburg region and into Northern Virginia.

With **C-3 zoning**, the property supports a wide range of commercial and industrial uses, making it a versatile solution for tenants seeking both operational functionality and long-term flexibility. As demand for **yard space with accompanying buildings continues to outpace supply**, this offering represents a rare opportunity to secure a well-located, highly functional asset in a strong growth corridor.

## KEY HIGHLIGHTS

- **±3,887 SF Warehouse/Shop**  
Includes a small office area, ideal for administrative operations supporting yard use
- **±45,212 SF (±1.04 Acres) Outside Storage**  
Rare yard space providing ample room for equipment, vehicles, materials, and outdoor operations
- **Scarce Asset Type**  
Outside storage sites with accompanying buildings are increasingly limited, driving strong tenant demand
- **Prime Patriot Highway Frontage**  
Excellent visibility and direct access along a major commercial corridor in Fredericksburg
- **Strategic Location Near I-95**  
Quick access to Interstate 95 and key routes connecting to Northern Virginia and surrounding markets
- **C-3 Zoning – Broad Use Flexibility**  
Supports a wide variety of commercial, contractor, automotive, and service-related uses
- **Growing Market Dynamics**  
Located within a high-growth area experiencing continued residential and commercial expansion
- **Ideal for Multiple User Types**  
Well-suited for contractors, landscaping companies, equipment rental, logistics support, and other outdoor storage users

## PROPERTY DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2024 Population	42,231	83,746	207,767
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2024 Households	15,272	29,805	74,775
INCOME	3-MILE	5-MILE	10-MILE
2024 Avg. Household Income	\$130,364	\$129,130	\$133,770





Lad Land Dr



OFFERING MEMORANDUM

# OUTSIDE STORAGE OPPORTUNITY ON ROUTE 1

8704 PATRIOT HWY FREDERICKSBURG, VA 22407

FOR MORE INFORMATION PLEASE CONTACT:



CAMERON COLEMAN

Managing Director

 443.340.5966 (Mobile)

 [ccoleman@cbcommercial.com](mailto:ccoleman@cbcommercial.com)

<https://cbcelite.com>



**COLDWELL BANKER  
COMMERCIAL**  
ELITE