

**FOR
SALE**

FULLY LEASED

Cosner's Corner

9951 - 9969 Patriot Highway | Fredericksburg, VA 22407



**COMMONWEALTH
COMMERCIAL**
Comprehensive Property Solutions



PROPERTY HIGHLIGHTS

NNN Retail Investment Opportunity, Fully Leased

- › Diverse tenant mix, Class-A brick construction
- › Strong trade area and best co-tenancy in south Fredericksburg
- › 5 mile radius = 96,000 Population | \$116k Household Income
- › 2% Buyer Broker's Fee

FOR MORE INFORMATION:

TODD BUTTNER

Senior Associate

804-793-0059

tbuttner@commonwealthcommercial.com

Commonwealth Commercial Partners, LLC represents the Landlord of this property. Information contained herein is deemed reliable but is not guaranteed.



FOR SALE | 9951 - 9969 PATRIOT HIGHWAY | FREDERICKSBURG, VA 22407

Walmart 
Supercenter



 COMMUNITY COLLEGE



MILLS ROAD

Latitude St



SPOTSYLVANIA COUNTY PARKWAY



PATRIOT HIGHWAY



 SPOTSYLVANIA REGIONAL MEDICAL CENTER

THE HEIGHTS AT JACKSON VILLAGE 

ALEXANDER'S CROSSING 

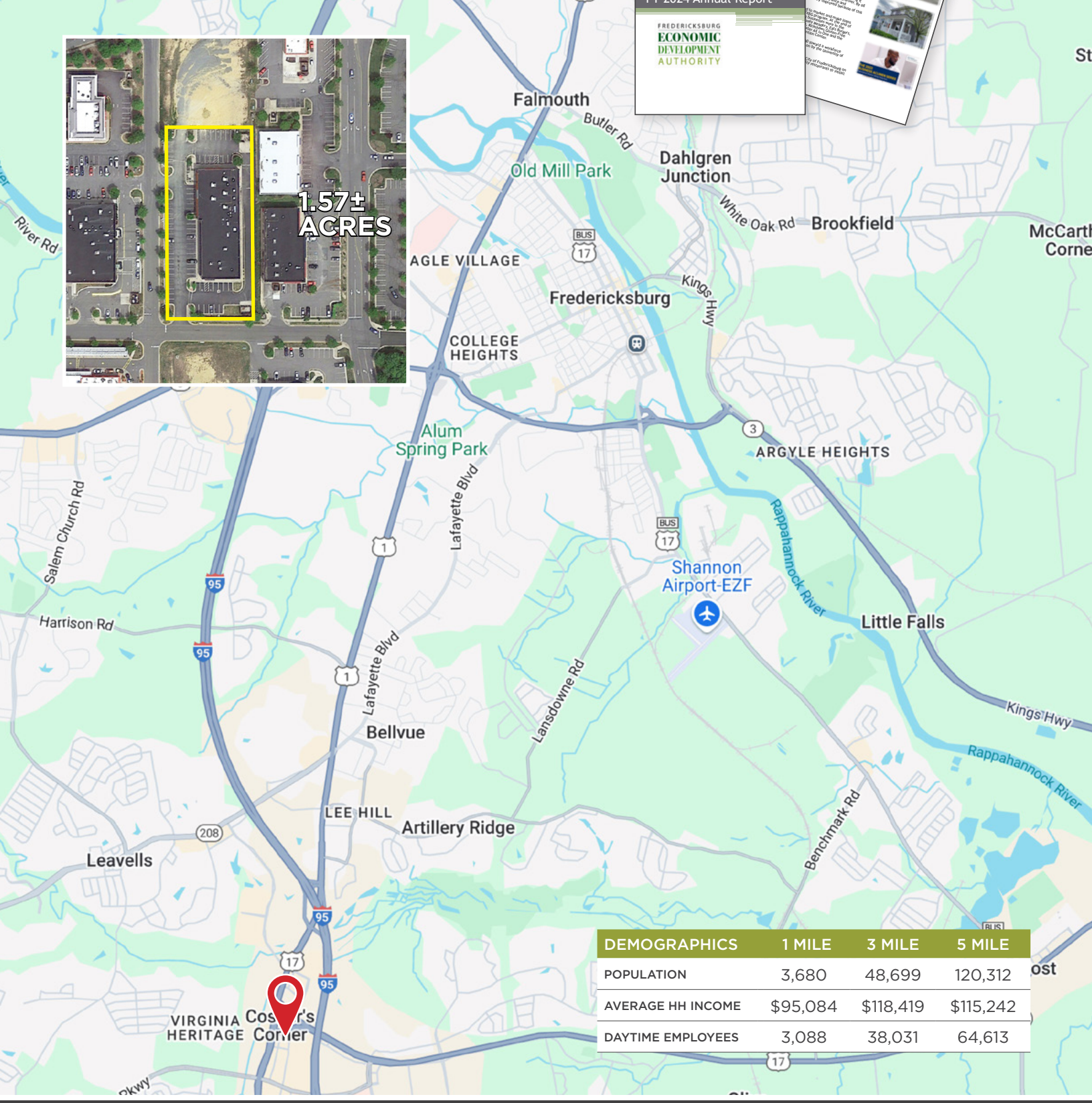
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Image © 2025 Airbus

FREDERICKSBURG

Economic Development Authority

[CLICK HERE](#)



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	3,680	48,699	120,312
AVERAGE HH INCOME	\$95,084	\$118,419	\$115,242
DAYTIME EMPLOYEES	3,088	38,031	64,613

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MARKET OVERVIEW

SPOTSYLVANIA SNAPSHOT

WITH OVER 400 SQUARE MILES OF NATURAL BEAUTY AND UNIQUE ATTRACTIONS, SPOTSYLVANIA COUNTY IS AN INSPIRING DESTINATION THAT STIRS VISITORS TO EXPLORE WHAT IT OFFERS FOR ADVENTURE, SIGHTSEEING, AND RECREATION.

Spotsylvania County is Virginia's strategic location for economic development. With Interstate 95 carrying thousands of people through the county everyday, Spotsylvania has quickly become a hub of economic activity. Being less than 50 miles from both Washington D.C and Richmond, VA provides Spotsylvania businesses access to a large and diverse workforce. The location combined with lower average operating costs than Northern Virginia makes it easy to understand why so many business are finding their spot in Spotsylvania.

ECONOMY

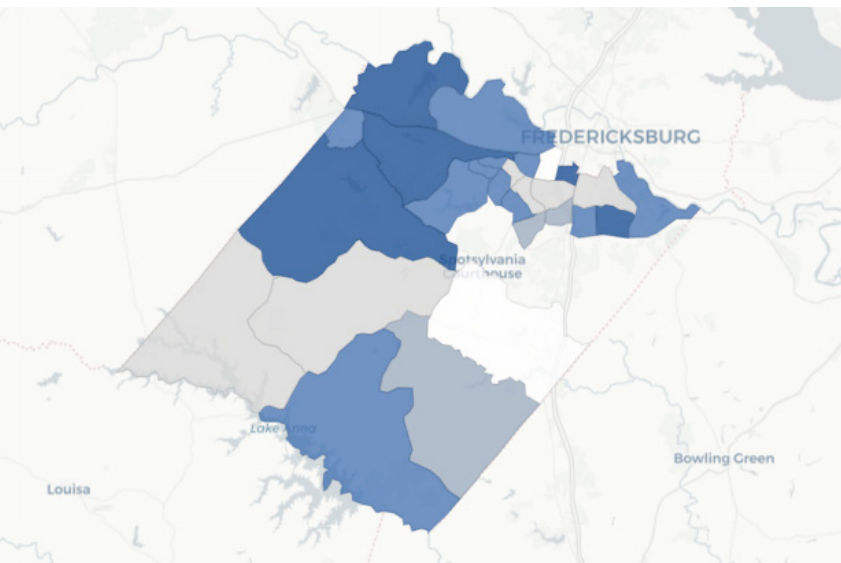
The economy of Spotsylvania County, VA employs 70.3k people. The largest industries in Spotsylvania County, VA are Retail Trade (9,021 people), Public Administration (8,779 people), and Health Care & Social Assistance (7,932 people), and the highest paying industries are Public Administration (\$110,726), Professional, Scientific, & Technical Services (\$95,349), and Utilities (\$91,833).

SURROUNDING AREA

KALAHARI RESORTS & CONVENTIONS is making waves in the Mid-Atlantic with our newest location in Spotsylvania County, Virginia, expected to open in 2026. Our fifth resort will feature over 175,000 square feet of indoor waterpark fun, 900 family-friendly suites, and a massive convention center.



Kalahari Resorts has been voted #1 Best Indoor Water Park by USA Today 10 Best Readers' Choice Awards for the second year in a row.



Median Household Income

\$47.1k - \$71.7k | \$71.8k - \$88.8k | \$88.8k - \$104k | \$105k - \$127k | \$128k+

2013 2014 2015 2016 2017 2018 2019 2020 2021 2022



source: www.kalahariresorts.com/virginia/
source: www.datausa.io