

FOUR MILE FORK CENTER

5041-5107 Patriot Highway, Fredericksburg, VA 22408
Spotsylvania County



JOIN:



PROPERTY HIGHLIGHTS:

- Less than 1 mi. away from future 450,000 SF U.S. Dept of Veterans Affairs Outpatient Clinic, employing about 3,000 people. Will eventually be the largest V.A. healthcare facility in the country. Slated to open Q4 2023.
- 101,232 SF community shopping center located at the busy intersection of Patriot Highway (Route 1) and Courthouse Road.
- Anchored by Ollie's Outlet, Aldi, Dollar Tree and others.

AVAILABLE:

SPACE	SIZE	RATE	DELIVERY CONDITION	TIMING OF AVAILABILITY
5053	1,050 SF	"MARKET"	"AS-IS"	IMMEDIATE
Est. NNN = \$3.01 PSF				

Forrest H. Morrill
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703-268-2707

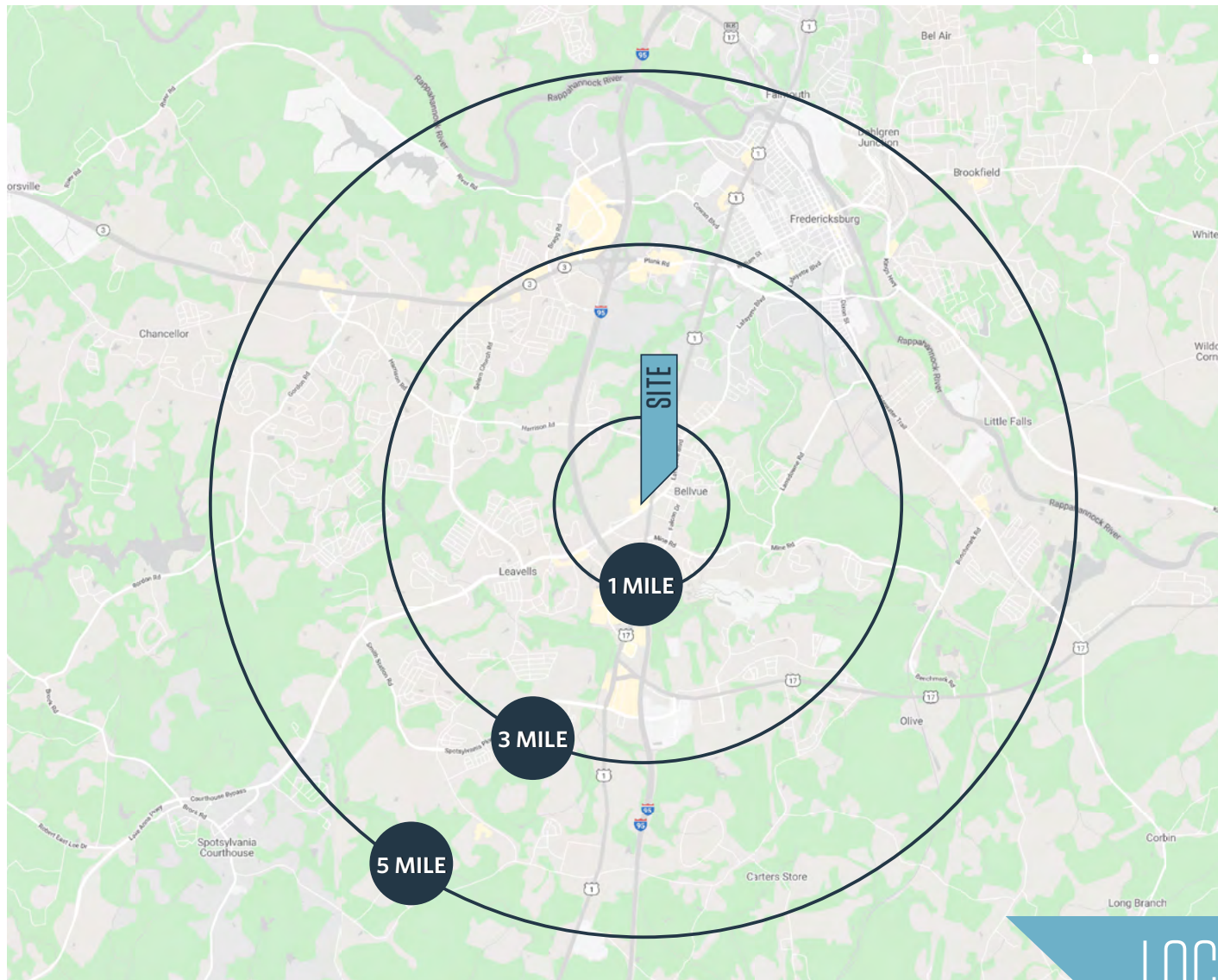
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DEMOGRAPHICS | 2020:

1-MILE	3-MILE	5-MILE
Population		
5,073	53,727	120,550
Daytime Population		
6,280	26,282	63,759
Households		
1,829	19,725	42,720
Average HH Income		
\$112,422	\$107,981	\$106,585
Median HH Income		
\$97,008	\$84,768	84,091
Median Age		
39	37	35

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2019:

Courthouse Road	41,000 ADT
Patriot Highway	33,000 ADT

LOCATION & DEMOGRAPHICS

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SITE PLAN

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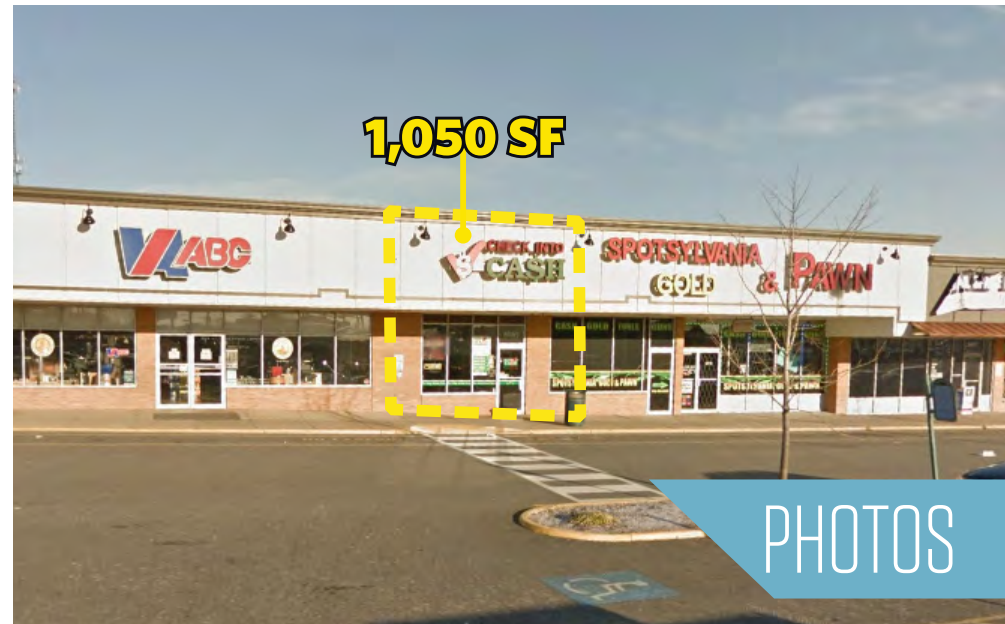
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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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