

FOUR MILE FORK CENTER

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



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:

SPACE	SIZE	RATE	DELIVERY CONDITION	TIMING OF AVAILABILITY
5053	1,050 SF (14'x75')	"MARKET*"	"AS-IS"	IMMEDIATE
5081	2,300 SF (23'x100')	"MARKET*"	"AS-IS"	IMMEDIATE
*Est. NNN = \$3.01 PSF				

Forrest H. Morrill
fmorrill@klnb.com
703-268-2707

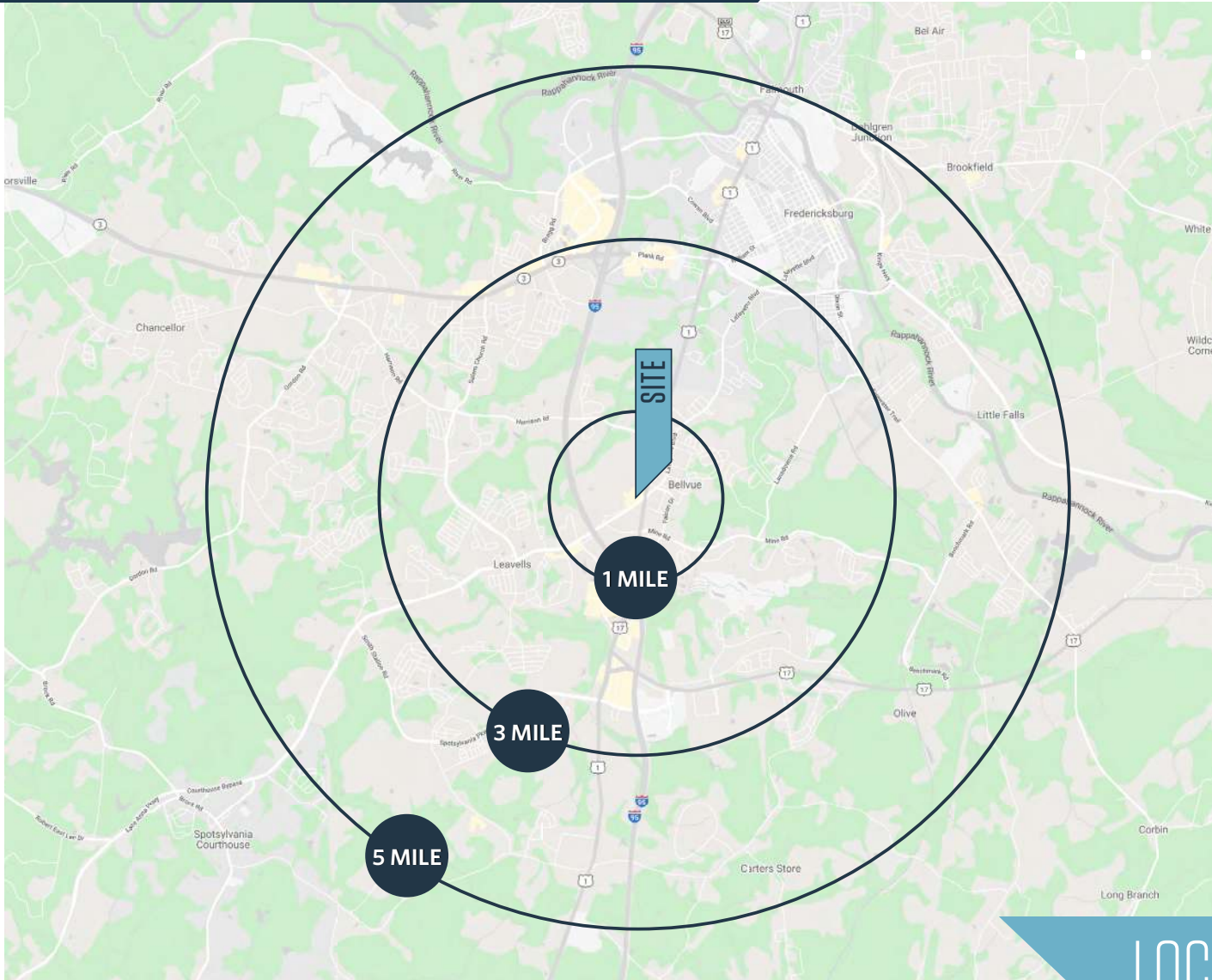
Dallon L. Cheney
dcheney@klnb.com
703-268-2703

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com



FOUR MILE FORK CENTER

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



DEMOGRAPHICS | 2023:

1-MILE	3-MILE	5-MILE
Population		
5,482	56,283	124,361
Daytime Population		
5,590	30,013	70,254
Households		
1,970	21,395	45,613
Average HH Income		
\$125,983	\$122,909	\$122,763
Median HH Income		
\$105,407	\$95,059	\$95,032
Median Age		
38.9	37.1	35.8

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

Courthouse Rd	30,868 ADT
Patriot Hwy	35,086 ADT

LOCATION & DEMOGRAPHICS

Forrest H. Morrill
fmorrill@klnb.com
703-268-2707

Dallon L. Cheney
dcheney@klnb.com
703-268-2703

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com

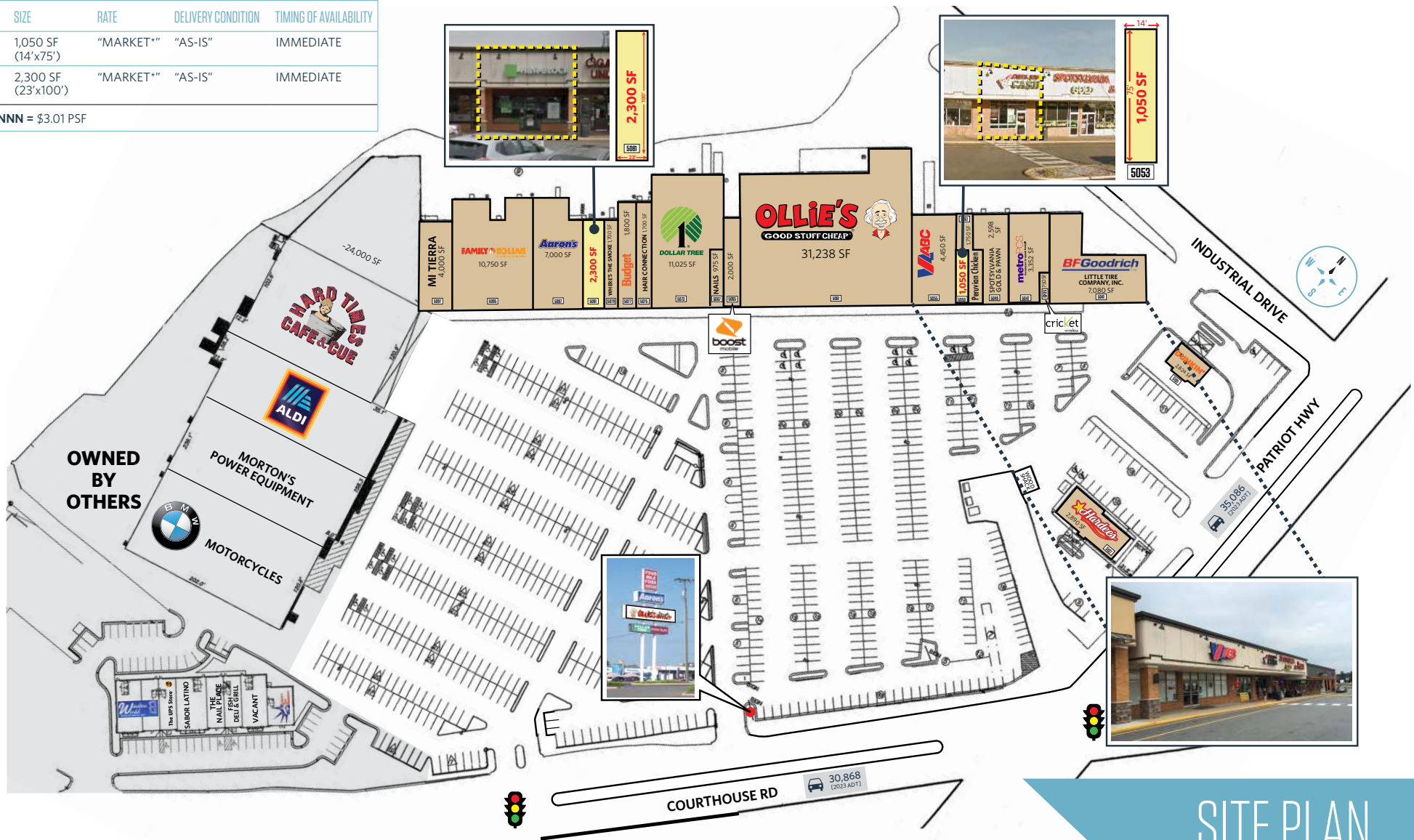


FOUR MILE FORK CENTER

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

SPACE	SIZE	RATE	DELIVERY CONDITION	TIMING OF AVAILABILITY
5053	1,050 SF (14'x75')	"MARKET**"	"AS-IS"	IMMEDIATE
5081	2,300 SF (23'x100')	"MARKET**"	"AS-IS"	IMMEDIATE

*Est. NNN = \$3.01 PSF



SITE PLAN

Forrest H. Morrill
fmorrill@klnb.com
703-268-2707

Dallon L. Cheney
dcheney@klnb.com
703-268-2703

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com

klnb

FOUR MILE FORK CENTER

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



Forrest H. Morrill
fmorrill@klnb.com
703-268-2707

Dallon L. Cheney
dcheney@klnb.com
703-268-2703

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com

klnb

FOUR MILE FORK CENTER

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



PHOTOS

Forrest H. Morrill
fmorrill@klnb.com
703-268-2707

Dallon L. Cheney
dcheney@klnb.com
703-268-2703

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com

klnb

FOUR MILE FORK CENTER

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

CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

Forrest H. Morrill
fmorrill@klnb.com
703-268-2707

Dallon L. Cheney
dcheney@klnb.com
703-268-2703

8065 Leesburg Pike, Suite 700
Tysons, VA 22182

klnb.com



[instagram.com/klnbcre](https://www.instagram.com/klnbcre)



[linkedin.com/company/klnb](https://www.linkedin.com/company/klnb)



[facebook.com/KLNBCRE](https://www.facebook.com/KLNBCRE)

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

klnb