

# 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
5081	2,300 SF (23'x100')	"MARKET**"	"AS-IS"	IMMEDIATE
*Est. NNN = \$3.01 PSF				

Forrest H. Morrill  
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703-268-2707

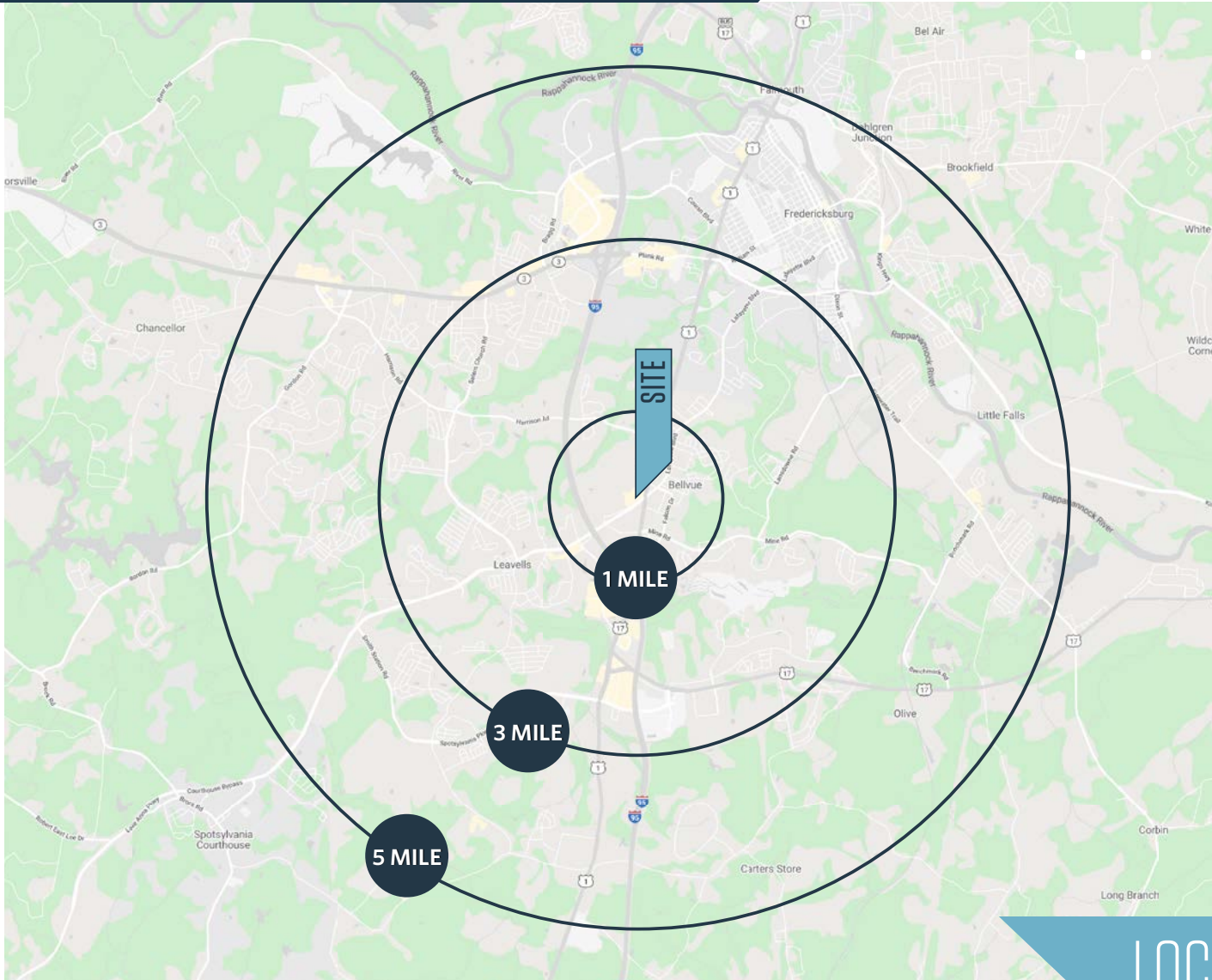
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## DEMOGRAPHICS | 2023:

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

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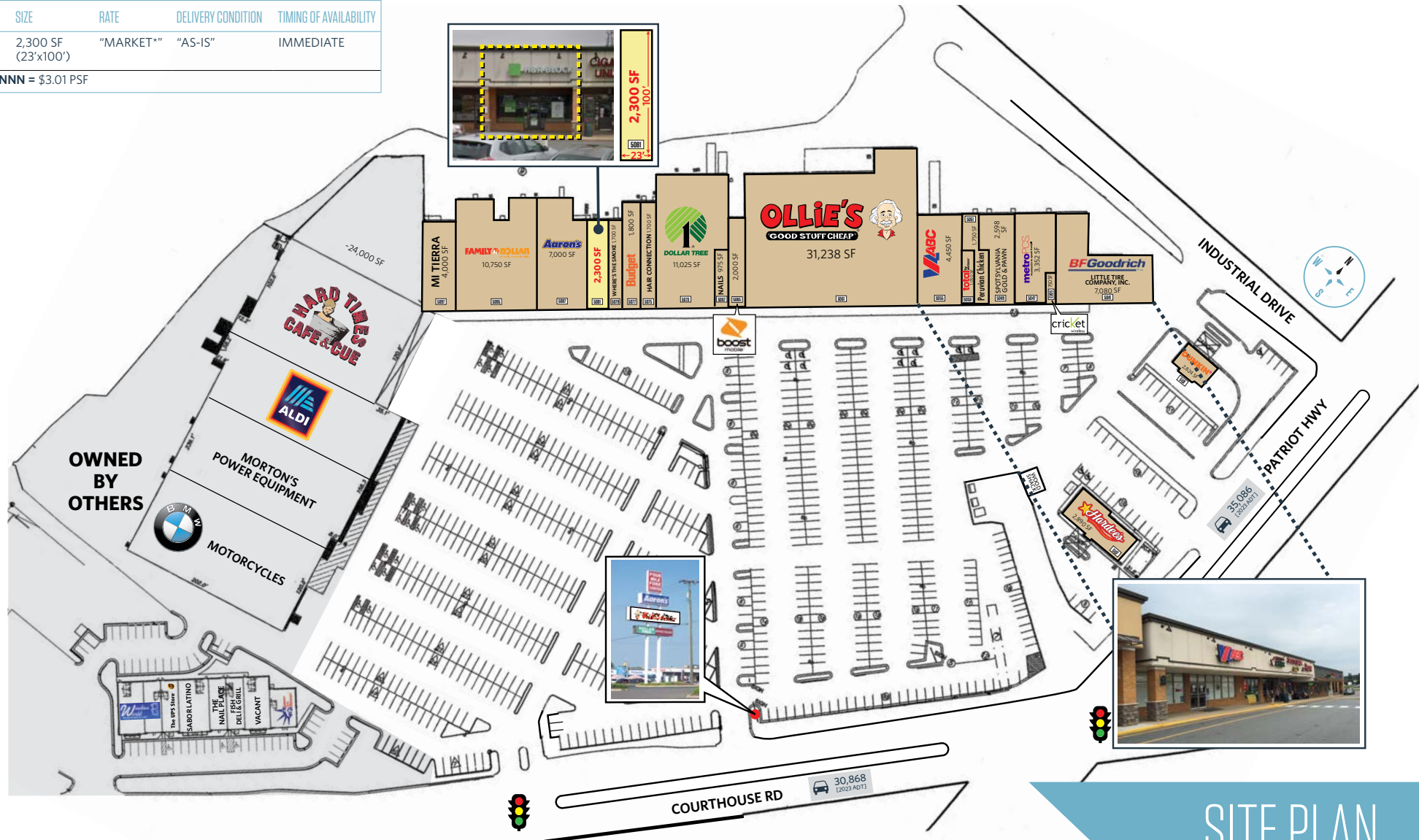
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SITE PLAN

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Fredericksburg  
Spotsylvania County | Virginia

- Google Earth Pro -  
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## SPOTSYLVANIA

## MARKET AERIAL

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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