

FOUR MILE FORK CENTER

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



JOIN:

OLLIE'S
GOOD STUFF CHEAP



Aaron's **ABC**

DOLLAR TREE

PROPERTY HIGHLIGHTS:

- Less than 1 mile away from the 450,000 SF U.S. Department of Veterans Affairs Outpatient Clinic that employs about 3,000 people and is the largest V.A. healthcare facility in the country.
- 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
5095	10,753 SF (90' WIDTH)	"MARKET**"	"AS-IS"	1/1/2026
5081	2,300 SF (23'x100')	"MARKET**"	"AS-IS"	IMMEDIATE
*Est. NNN = \$3.01 PSF				

Forrest H. Morrill
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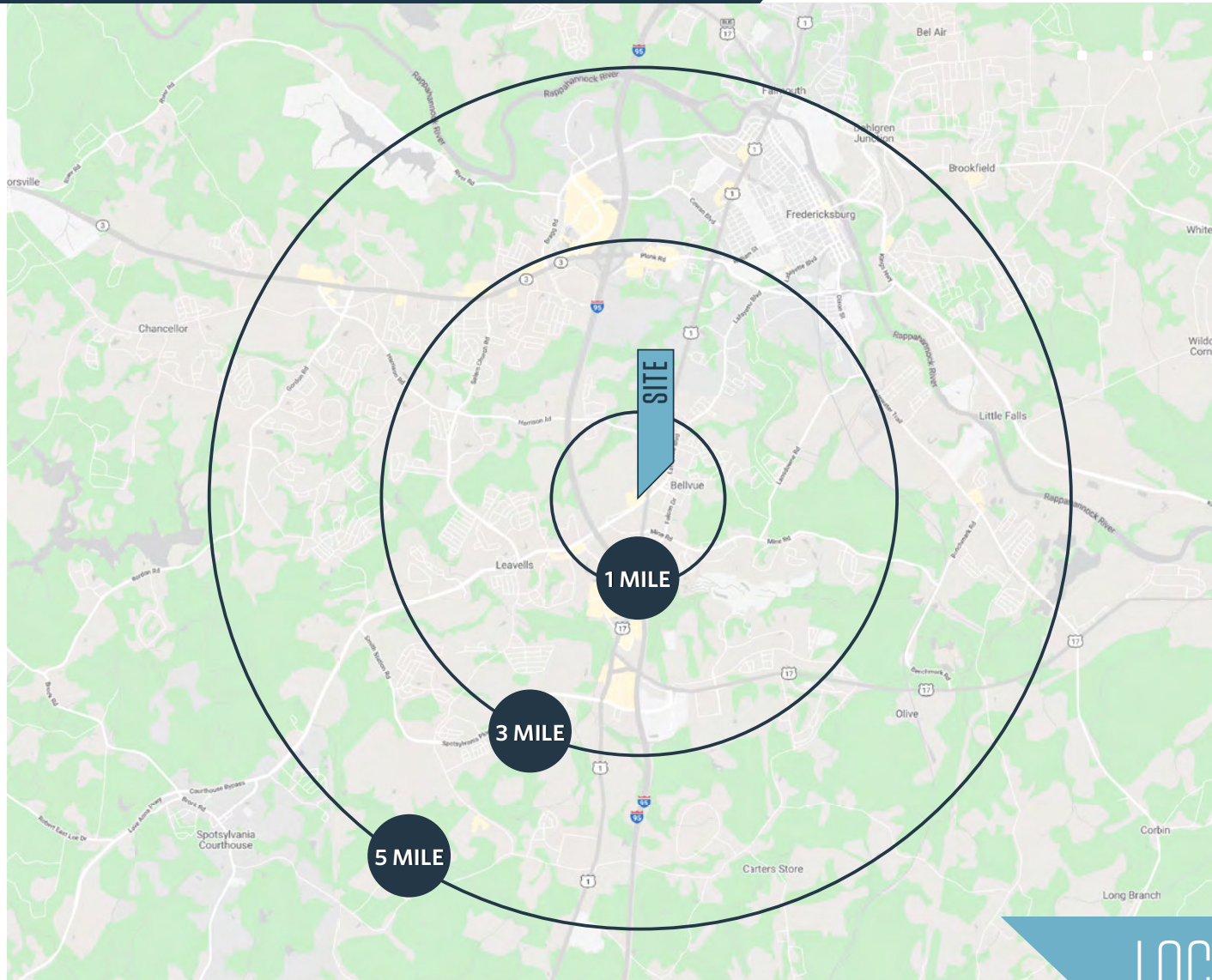
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DEMOGRAPHICS | 2024:

1-MILE	3-MILE	5-MILE
Population		
5,437	57,488	127,969
Daytime Population		
6,514	57,811	131,169
Households		
1,256	21,966	47,209
Average HH Income		
\$113,763	\$118,936	\$123,322
Median HH Income		
\$100,291	\$92,401	\$97,305
Median Age		
39	37.5	36.3

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

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

LOCATION & DEMOGRAPHICS

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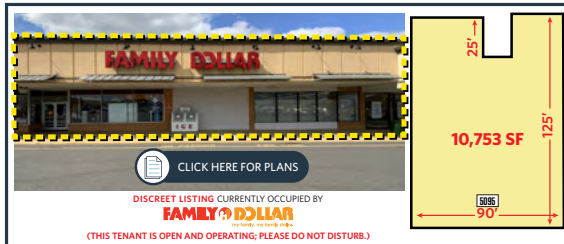
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SITE PLAN

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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