

# FOUR MILE FORK CENTER

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



JOIN:



## 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
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

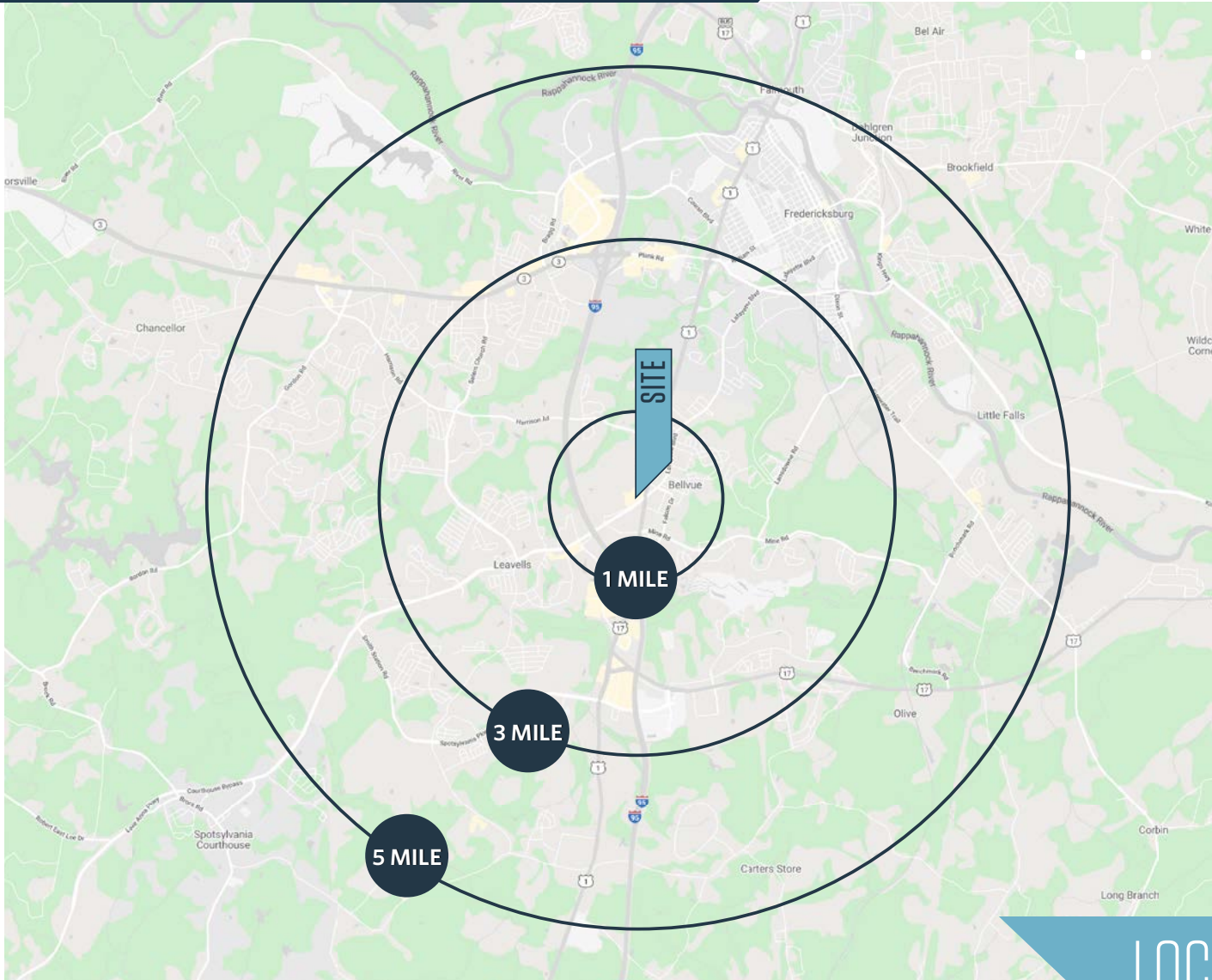
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## DEMOGRAPHICS | 2025:

1-MILE	3-MILE	5-MILE
Population		
3,539	58,419	129,584
Daytime Population		
7,139	58,405	132,534
Households		
1,298	22,481	48,185
Average HH Income		
\$114,763	\$125,180	\$129,887
Median HH Income		
\$102,448	\$101,932	\$106,447
Median Age		
39	38	36.7

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2024:

Courthouse Rd	27,642 ADT
Patriot Hwy	28,893 ADT

## LOCATION & DEMOGRAPHICS

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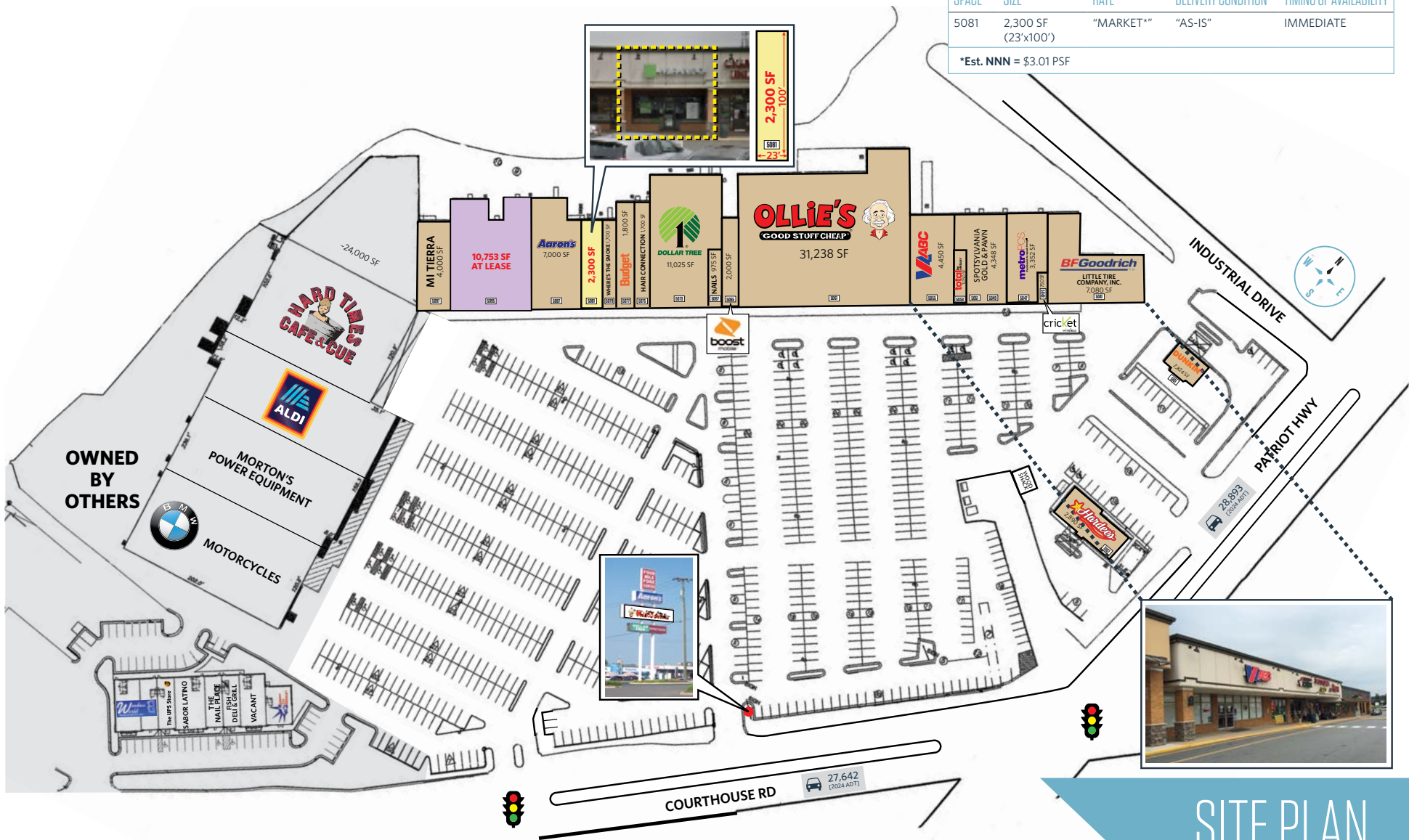


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## SITE PLAN

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MARKET AERIAL

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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