

AVAILABLE
3,061 SF

SALON PLAZA

JOIN THESE RETAILERS

ROSS
DRESS FOR LESS

COST PLUS
WORLD MARKET
WORLDMARKET.COM

ROYAL
FARMS



KOHL'S
Panera
BREAD

PETSMART

JOANN

RETAIL FOR LEASE

- 3,061 SF available - ideal for general retail, QSR, service uses, daily needs and medical
- High traffic intersection of Patriot Highway 54,296 ADT and Spotsylvania Pkwy 24,482 ADT
- Strong surrounding residential and office demographics - 45,042 people & 42,253 office population within 3 miles, average household income of \$130,258
- Join Target, World Market, PetSmart, Marshalls in this high-traffic retail corridor

MATT SKALET

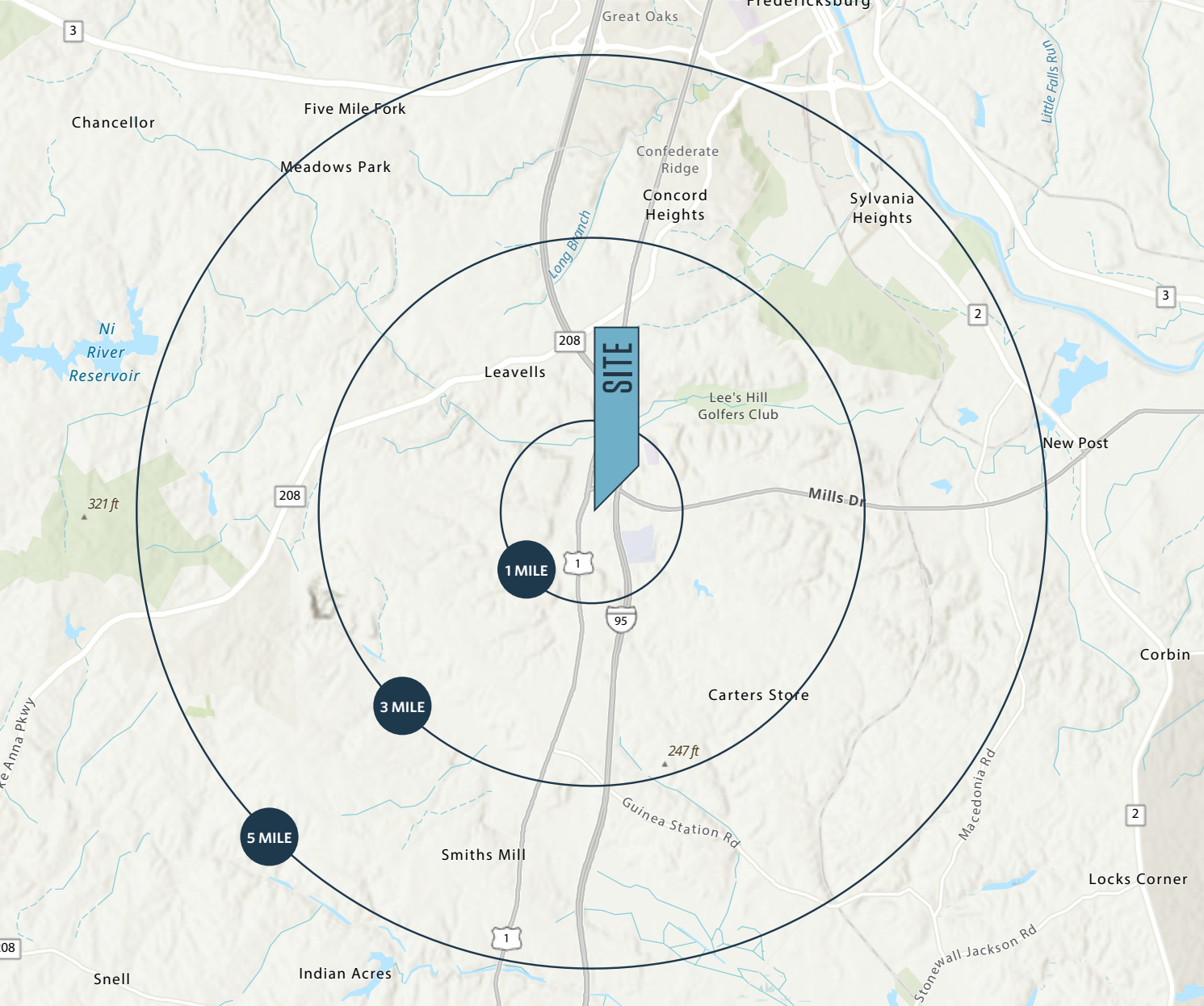
mskalet@klnb.com | 202-420-7775

FORREST MORRILL

fmrill@klnb.com | 703-268-2707

RYAN SCHMITZ

rschmitz@klnb.com | 202-602-1743



AVAILABLE SPACE

SIZE	RATE	CONDITION	DELIVERY
3,061 SF	\$25 + \$5.82 NNN	Cold Dark Shell	Vacant

DEMOGRAPHICS | 2026:

1-MILE	3-MILE	5-MILE
Population		
6,735	45,042	96,928
Daytime Population		
7,780	42,253	85,638
Households		
2,930	16,621	35,061
Average HH Income		
\$114,422	\$130,258	\$128,529

CLICK TO DOWNLOAD DEMOGRAPHIC REPORT

TRAFFIC COUNTS | 2025:

Patriot Highway / Route 17	54,296 ADT
Spotsylvania Parkway	24,482 ADT
Latitude Street	5,171 ADT

CLOSE-UP

9911 PATRIOT HIGHWAY

FREDERICKSBURG, VA 22407



MATT SKALET

mskalet@klnb.com | 202-420-7775

FORREST MORRILL

fморrill@klnb.com | 703-268-2707

RYAN SCHMITZ

rschmitz@klnb.com | 202-602-1743

klnb



SITE PLAN

9911 PATRIOT HIGHWAY

FREDERICKSBURG, VA 22407



MATT SKALET

mkalet@klnb.com | 202-420-7775

FORREST MORRILL

fmorrill@klnb.com | 703-268-2707

RYAN SCHMITZ

rschmitz@klnb.com | 202-602-1743

klnb



9911 PATRIOT HIGHWAY

FREDERICKSBURG, VA 22407

FOR MORE INFORMATION, PLEASE CONTACT:

MATT SKALET

mskalet@klnb.com

202-420-7775

FORREST MORRILL

fmorrill@klnb.com

703-268-2707

RYAN SCHMITZ

rschmitz@klnb.com

202-602-1743

1130 Connecticut Ave NW, Suite 600, Washington, DC 20036

.....

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)

CLICK TO VIEW PROPERTY WEBSITE

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.