

**FOR LEASE** Available Immediately



# Mattress Warehouse Center

10115-10129 Patriot Highway, Fredericksburg, VA 22407

## Overview

Mattress Warehouse Center, located in Cosner's Corner, is ideally located at the intersection of Patriot Highway (Route 1) and Mills Drive (Route 17) just off I-95. Situated at a strong signalized intersection with combined ADT of over 65,000, this strip center has fantastic visibility and good access from Rt 1 and Rt 17. Existing tenants, Navy Federal Credit Union, Great Clips and strong restaurant co-tenants Red Robin and Fatty's Taphouse provide good daily traffic into the property. In addition, Cosner's Corner features 1.5 million square feet of retail space, including Target, Kohl's, World Market, Publix, and many others. Monument signage is available at the strategic intersection of Rt 1 and Rt 17.

## Quick Facts

<b>Availability</b>	Immediate
<b>Size</b>	5,000 square feet
<b>Rental Rate</b>	Negotiable
<b>Net Charges</b>	\$1.10 psf CAM; \$2.20 psf TAX; \$0.73 psf INS

2023 Demographics	1 mile	3 miles	5 miles
POPULATION	<b>8,339</b>	<b>47,435</b>	<b>99,976</b>
HOUSEHOLDS	<b>3,499</b>	<b>17,103</b>	<b>35,798</b>
AVG. HH INCOME	<b>\$104,414</b>	<b>\$114,699</b>	<b>\$116,446</b>
DAYTIME POPULATION	<b>5,334</b>	<b>38,968</b>	<b>91,723</b>
TRAFFIC COUNT	<b>48,000 AADT</b> (Patriot Hwy - Rt 1)	<b>17,000 AADT</b> (Mills Dr - Rt 17)	









US 17

Mills Dr

US 17

Mills Dr

360°  
VIRTUAL TOUR

**NAVY FEDERAL**  
Credit Union  
4,000 SF

Great Clips®

**PayMore**  
We Buy, Sell & Trade Electronics!

BUBBA'S SHRIMP SHACK

TOBACCO LAND & VAPE

**MATTRESS Warehouse™**  
5,000 SF

100'  
AT LEASE  
5,000 SF  
50'

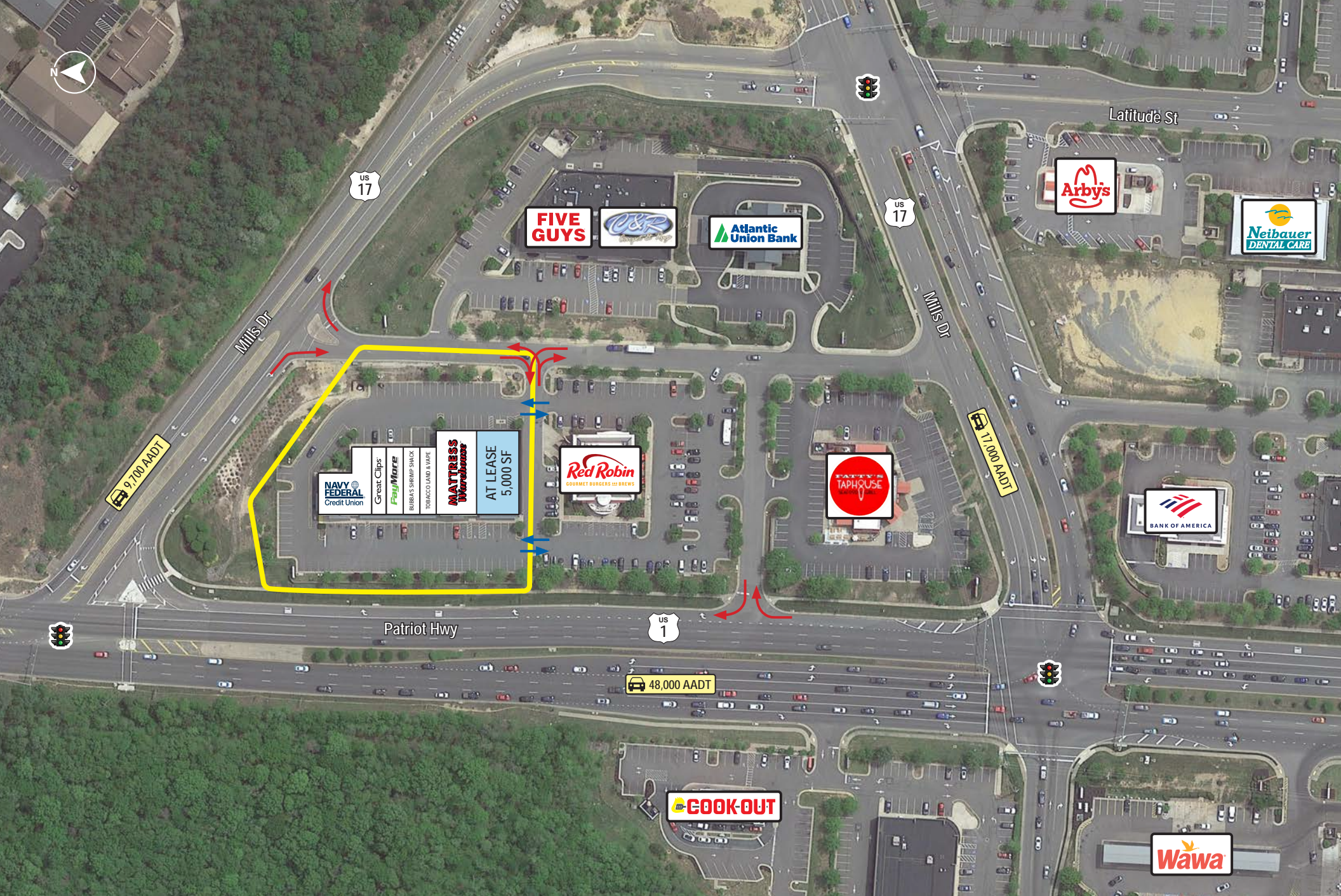
**Red Robin**  
GOURMET BURGERS AND BREWS

Monument Sign

Patriot Hwy

US 1

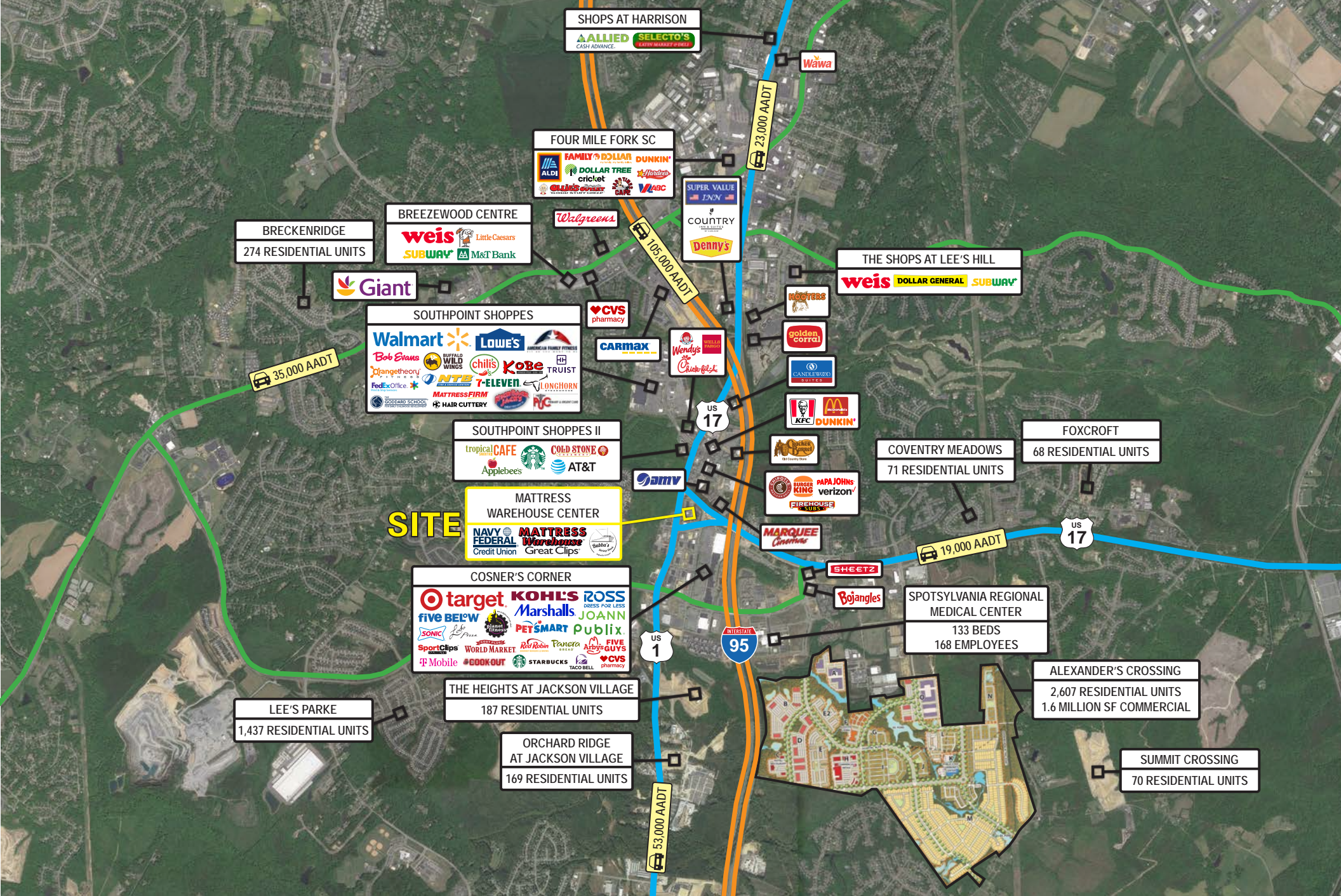












**SITE**

**MATTRESS WAREHOUSE CENTER**  
 NAVY FEDERAL Credit Union  
 MATTRESS Warehouse  
 Great Clips



# Interested? Contact:

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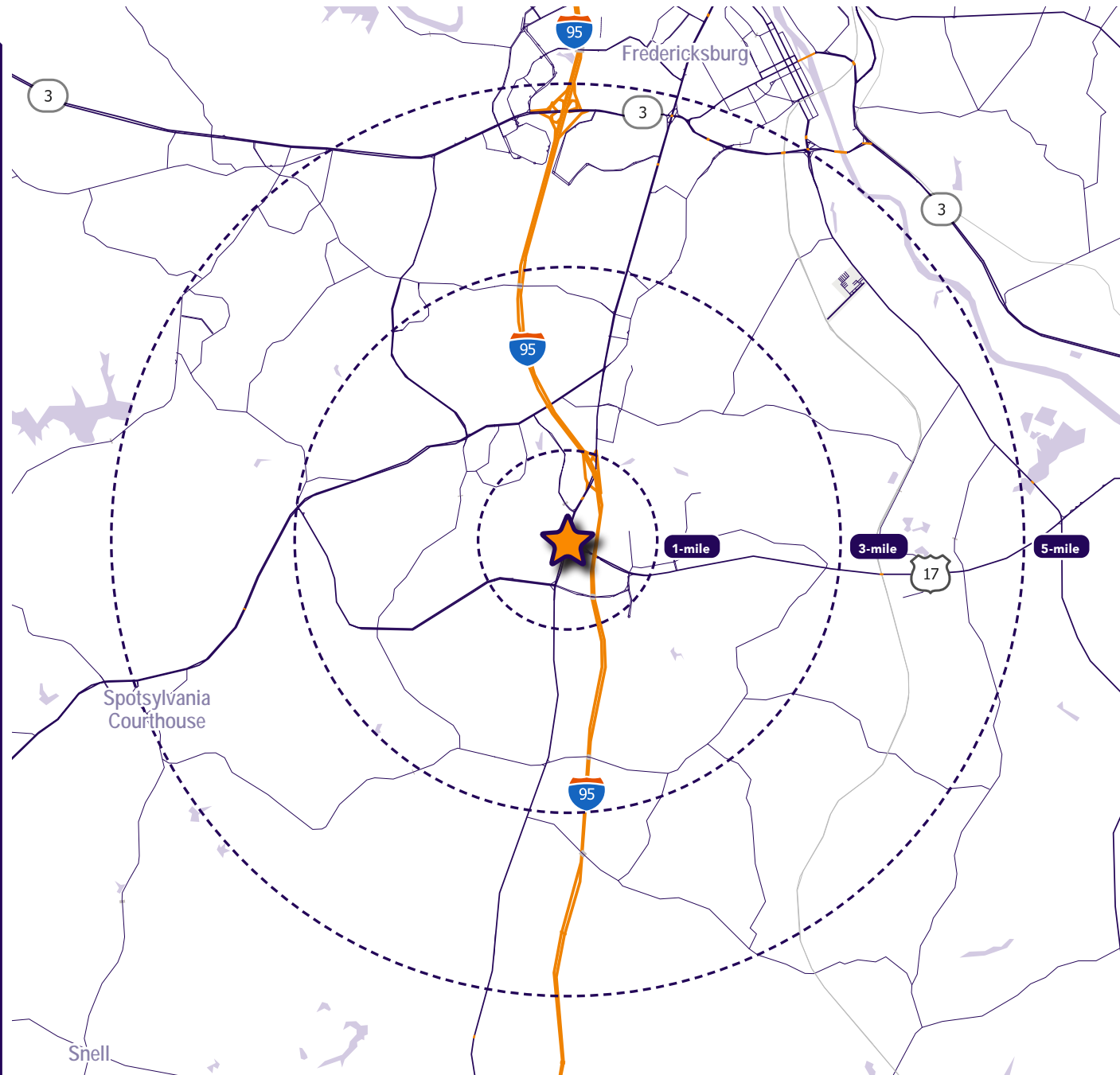
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