



KOHL'S PAD SITE - GROUND LEASE ONLY

9683 PATRIOT HIGHWAY, FREDERICKSBURG, VA 22407 (STORE# 1083)



AREA ANCHORS

- Publix
- Target
- Planet Fitness
- Walmart Supercenter
- Ashley Outlet
- Marshall's

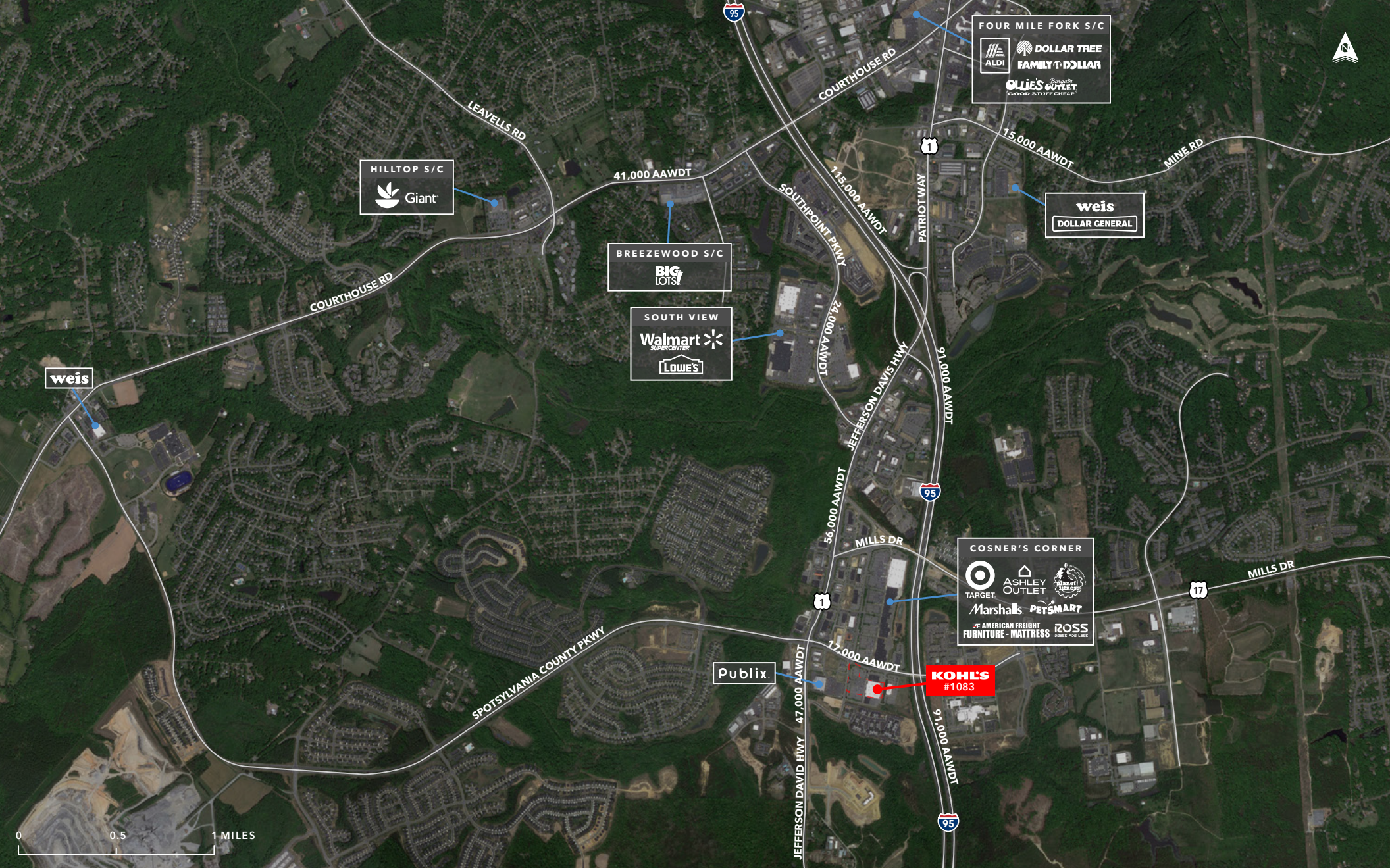
A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

PROPERTY HIGHLIGHTS

- Up to 0.50 acre pad (location is approximate)
- 17,000 AAWDT
- Co-tenants include: JOANN Fabric and Crafts

DEMOGRAPHICS (2024)

	TOTAL POPULATION	AVERAGE HH INCOME	NUMBER OF HOUSEHOLDS	CONSUMER SPENDING
1 MILE	4,925	\$80,873	1,941	\$44.8M
3 MILE	38,593	\$122,473	14,107	\$490.0M
5 MILE	81,433	\$122,167	29,294	\$1.0B



Please contact

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