

FOR LEASE

# RESTAURANT SPACE

10001 JEFFERSON DAVIS HWY > FREDERICKSBURG, VA



## DETAILS:

- 6,463 SF restaurant building at the intersection of Jefferson Davis Hwy & Spotsylvania Pkwy
- Ideal location minutes from I-95
- Outstanding Visibility- at lighted intersection with signage pylon
- ADT on Jefferson Davis Hwy: 19,000

## DEMOGRAPHICS:

|               | 1 MILE   | 3 MILE   | 5 MILE   |
|---------------|----------|----------|----------|
| Pop           | 2,770    | 34,126   | 81,882   |
| Daytime Pop   | 1,952    | 33,921   | 78,456   |
| Households    | 1,000    | 11,677   | 28,127   |
| Median Income | \$91,358 | \$85,764 | \$81,214 |
| Traffic       | 19,000   | ADT      | ON US 1  |

## JOIN THESE NEARBY RETAILERS:



### For More Information Contact:

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COLLIERS INTERNATIONAL  
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