

JO-ANN (COSNER'S CORNER)

9685 Jefferson Davis Hwy • Fredericksburg, VA



EXCELLENT INVESTMENT OPPORTUNITY

PROPERTY HIGHLIGHTS:

- ▶ NNN Leased Joann
- ▶ Building Size (RSF): 25,331 sq. ft.
- ▶ Lot Size: 2.43 Acres
- ▶ Rent Commencement 02-02-2009 has Two (2) 5 year options with increases
- ▶ Annual NOI: \$430,626.96
- ▶ Store Opened 02-06-2009
- ▶ High Profile location within Cosner's Corner Shopping Center (1 Million sf of retail and office operating) – Publix open July 2018
- ▶ Current population within 5 miles over 84,000 residents
- ▶ Located in a high growth corridor: over 8,000 housing units planned and approved within 2 miles of site



DOMINIONCOMMERCIAL

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FOR SALE

9685 Jefferson Davis Hwy • Fredericksburg, VA

PROPERTY SPECS

Property Type:	Retail/Freestanding
Building Size (RSF):	25,331 sq. ft.
Parcel Size (Pad Site Area):	2.43 Acres
Parcel ID:	35-18-9A
Year Built:	2008
Zoning:	C-3 (Spotsylvania County) Highest & Best Commercial Zoning
Assessment Value (2018):	\$5,632,400

INVESTMENT / PRICING INFO

Lease Term:	Lease Expires 01-31-2027
Options:	Two (2) 5-year options with increases each option
NOI (current):	\$430,626.96
Lease Type:	NNN
Ownership:	Fee Simple
Tenant:	Jo-Ann (Nation's largest Fabric & Craft retailer) Founded in 1943, \$2.4B Revenue, 23,000 Employees, 790 Stores, HQ in Hudson, Ohio
Price:	\$5,749,000
NOTE:	Store sales exceeding national store averages

LOCATION



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SURROUNDING AREA

