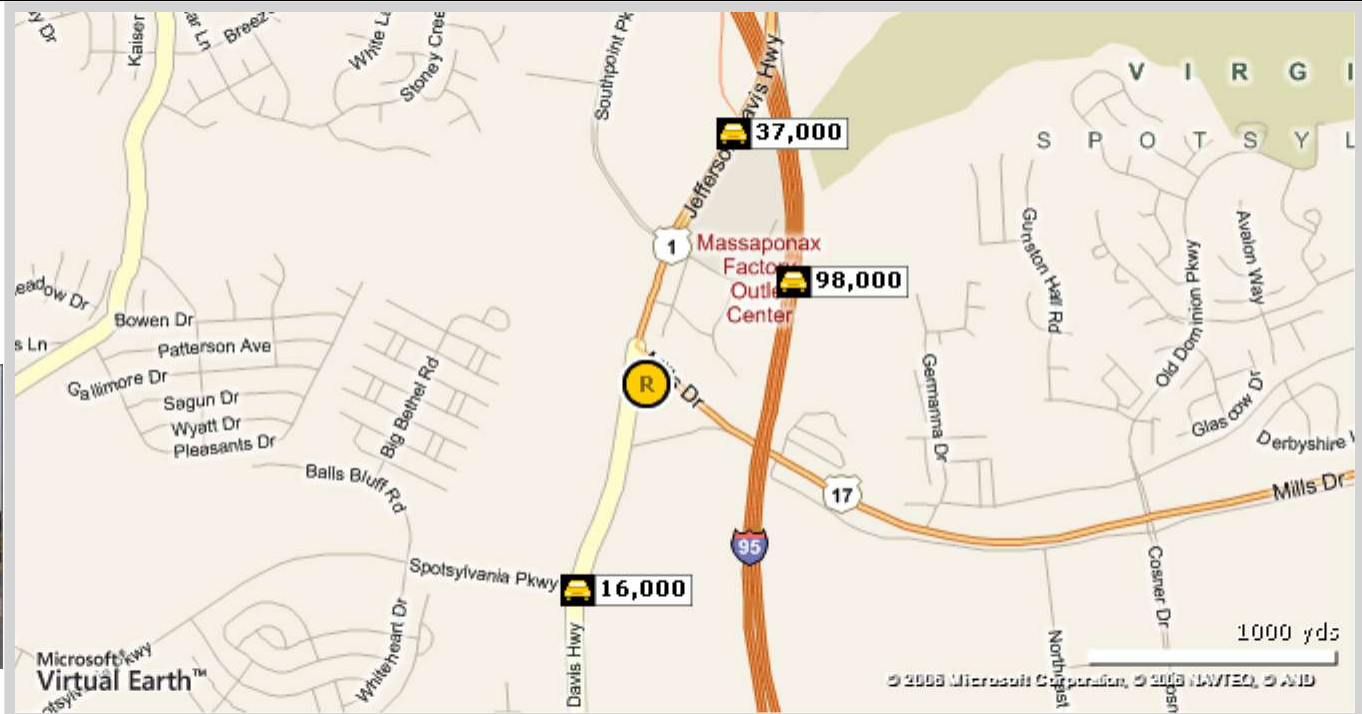


# Traffic Count Report

## Cosner's Corner Retail

10115-10131 Jefferson Davis Hwy, Fredericksburg, VA 22408

Building Type: **Retail**  
 Secondary: **General Freestanding**  
 GLA: **20,000 SF**  
 Year Built: **2008**  
 Total Available: **7,800 SF**  
 % Leased: **61%**  
 Rent/SF/Yr: **\$22.00**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
<b>1</b> I-95	Jefferson Davis Hwy	0.49 N	2002	98,000	AADT	.42
<b>2</b> Jefferson Davis Hwy	Commonwealth Dr	0.35 S	2002	16,000	AADT	.51
<b>3</b> Jefferson Davis Hwy	I-95	0.17 NE	2002	37,000	AADT	.62