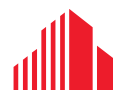




RETAIL FOR LEASE

2384 PLANK ROAD
FREDERICKSBURG, VA



CUSHMAN &
WAKEFIELD

THALHIMER

2384 PLANK ROAD

FREDERICKSBURG, VA

PROPERTY FEATURES

- 14,417 STOREFRONT RETAIL SPACE
- BUILDING & PYLON SIGNAGE AVAILABLE
- Storefront retail space available at Gateway Village Shopping Center
- Located at signalized intersection on Plank Rd. at I-95, exit 130
- Ample parking and building & pylon signage available
- HVAC throughout, sprinklered, gas service and municipal water/ sewage



Nearby Tenants & Retailers



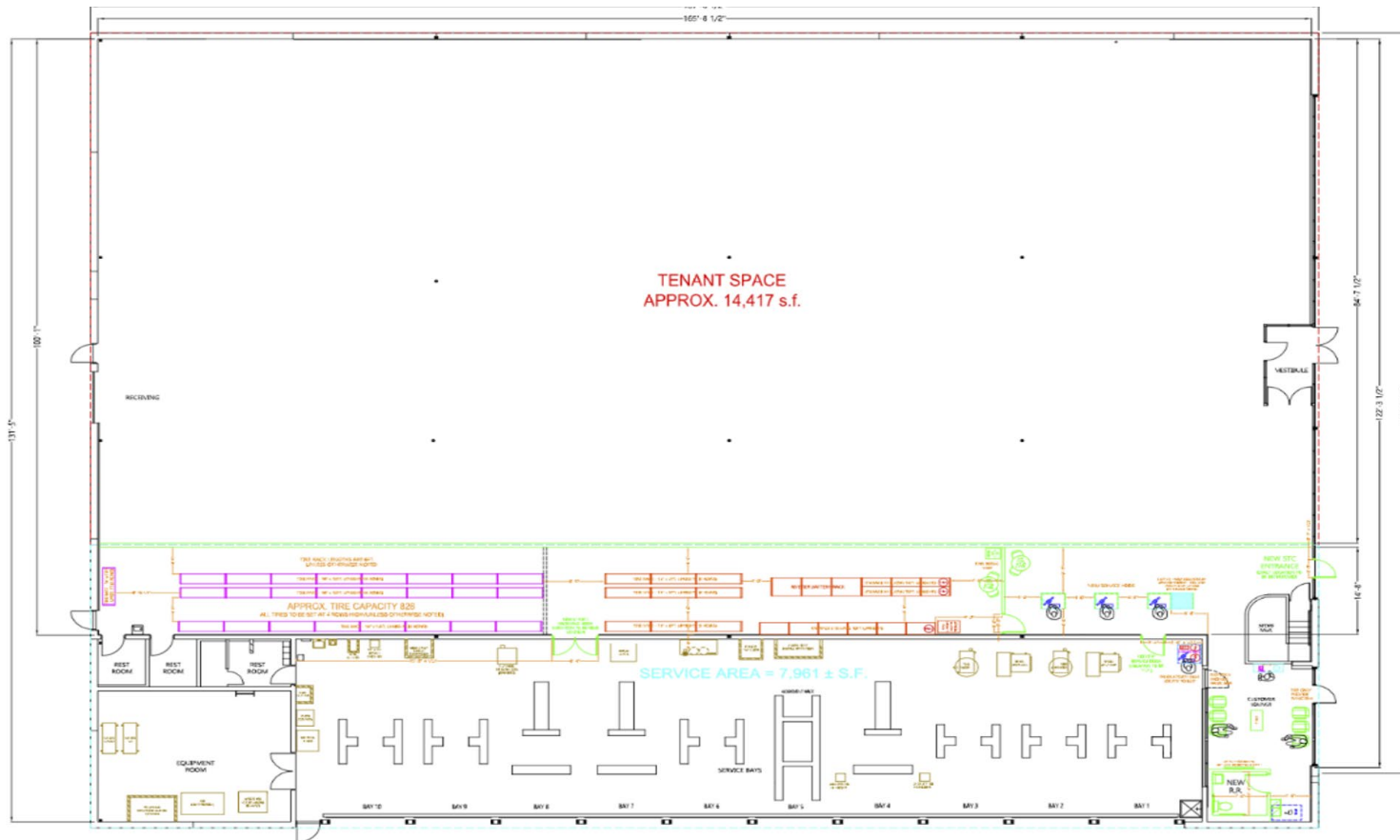
PROPERTY SPECIFICATIONS

Building Size:	22,211 SF
Available SF:	14,417 SF
Occupied SF:	7,794 SF Auto Service Space
Timing:	Available Immediately

- Over 50 Nearby Restaurants
- National Big Box Retailers
- Numerous Banks
- Fredericksburg Nationals' Baseball & Event Stadium
- Spotsylvania Towne Centre
- Central Park
- Expo Center
- Entertainment
- Movie Theaters
- Outdoor Concerts

2384 PLANK ROAD

FREDERICKSBURG, VA

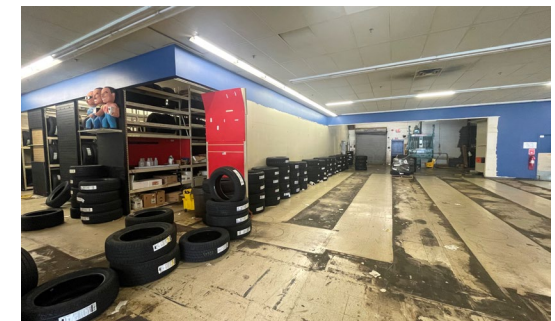
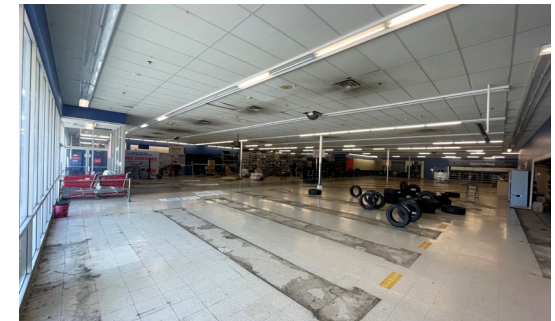
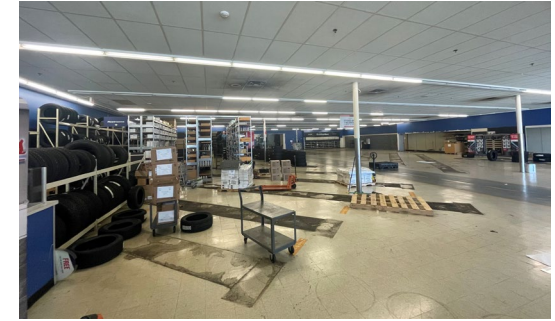
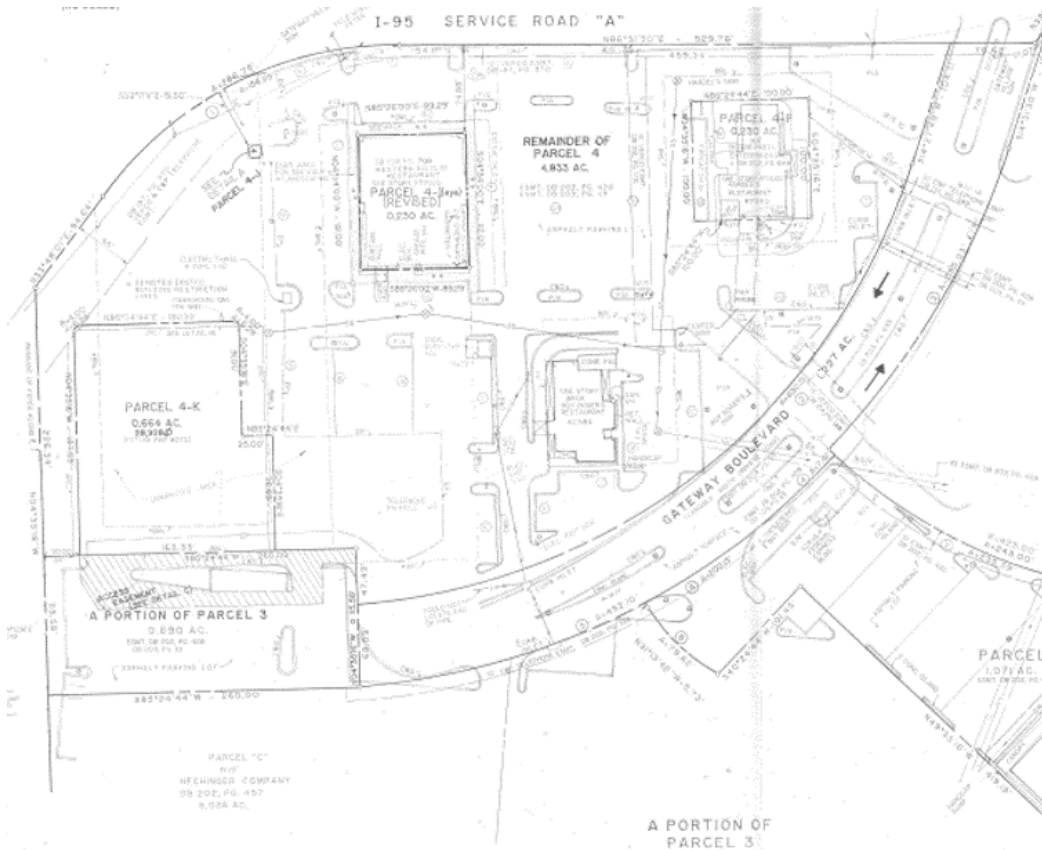


DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	6,843	56,165	138,288
Households	2,760	21,940	51,599
Avg. HH Income	\$122,896	\$114,014	\$124,015
Daytime Population	14,574	74,054	146,396

2384 PLANK ROAD

FREDERICKSBURG, VA

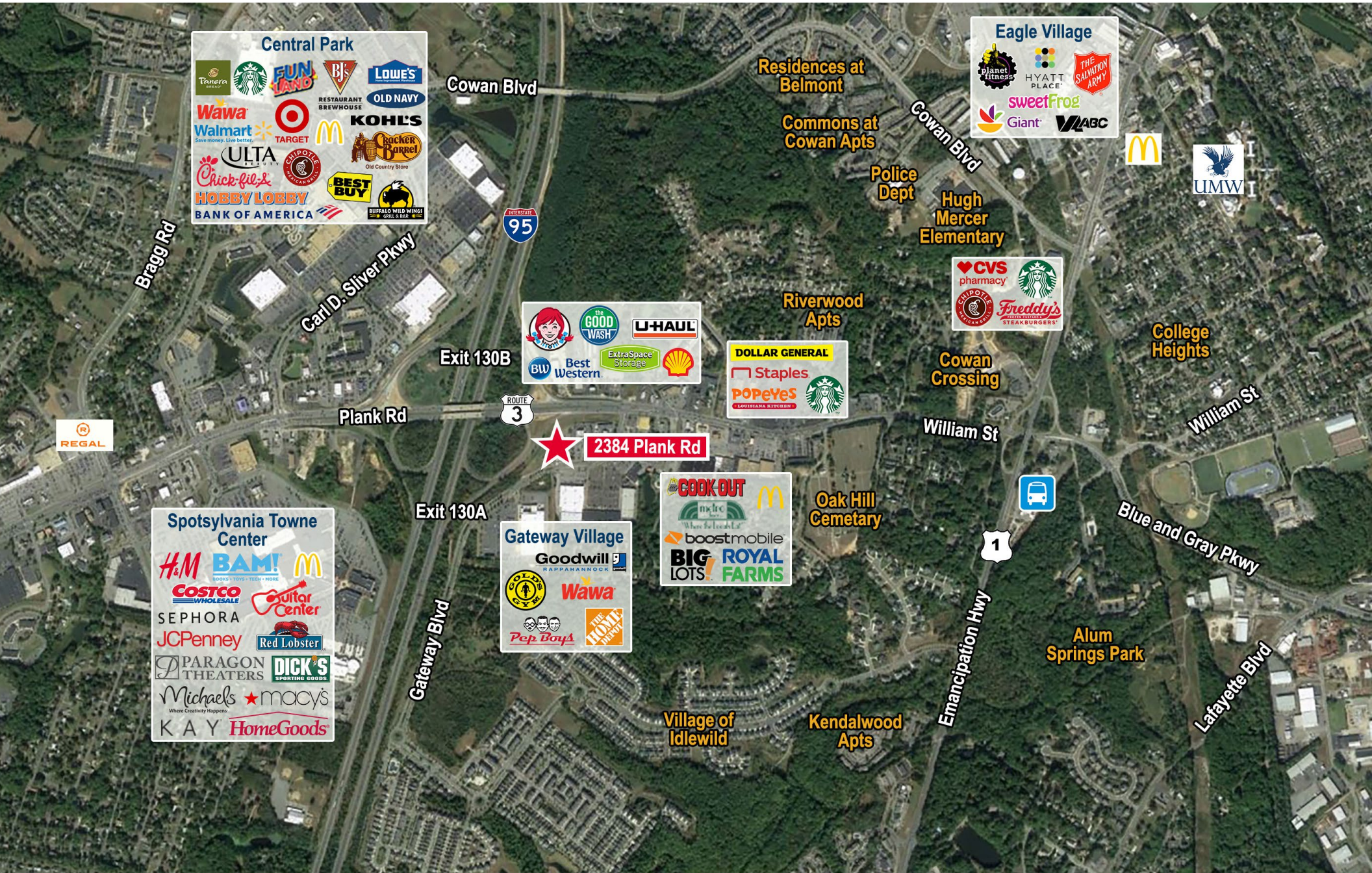


TRAFFIC COUNTS

	VPD
Gateway Boulevard	5,800
Plank Road / Route 3	55,000
I-95	149,000

2384 PLANK ROAD

FREDERICKSBURG, VA





FOR MORE INFORMATION, CONTACT:

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