



FOR LEASE 8,515 SF

3500 PLANK ROAD

FREDRICKSBURG, VA 22408



**CUSHMAN &
WAKEFIELD**

THALHIMER

3500 PLANK ROAD

FREDERICKSBURG, VA 22408

Property Features

- End-Cap Unit
- Great visibility and accessibility
- Located near Spotsylvania Towne Centre, Costco, BJ's and I-95.
- Plenty of parking
- Highly visible frontage on Plank Road (Rt. 3).

Spaces Available: Unit L:	1,755 SF
Unit C:	2,860 SF (Available October 1 st)
Units D, E, F:	3,900 SF (Available May 1 st)

Lease Rate: \$25.00 PSF NNN

Zoning: B-2 Urban Commercial General Business

Parking: 3.51 / 1,000 SF (329 Spaces)

Timing: Available Immediately

Demographics

	1 Mile	3 Miles	5 Miles
Traffic Counts:	206,000	140,000	57,000
Daytime Population:	12,986	65,804	138,901
Households:	1,504	21,432	49,202

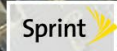


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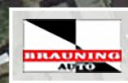
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Spotsylvania Crossing



3500 Plank Road



Westpark Corporate Center



FOR MORE INFORMATION, CONTACT:

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