

FOR LEASE
2,516 SF



PLANK ROAD PLAZA

3940 PLANK ROAD, FREDERICKSBURG, VA 22407



THALHIMER

PROPERTY HIGHLIGHTS

- Plank Road Plaza is a prime high-visibility retail center on Route 3 / Plank Road, Fredericksburg's premiere retail corridor
- Ideally located at a signalized intersection
- 79,000 vehicles per day on Route 3 - Fredericksburg's busiest commercial corridor
- Pylon signage available

Building Size: 44,339 SF

Space: Unit L/M: 2,516 SF

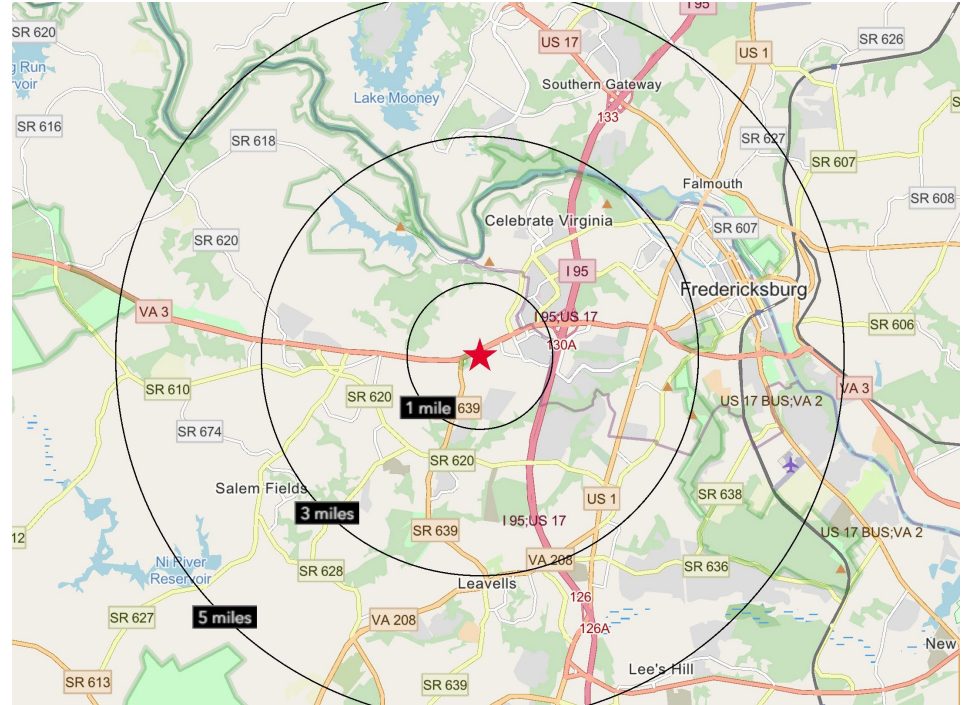
Availability: October 1, 2025

Lease Rate: \$15.00 PSF NNN (+ \$3.68 PSF)

Zoning: C2

Parking: 2.71 / 1,000 SF

Year Built: 1990

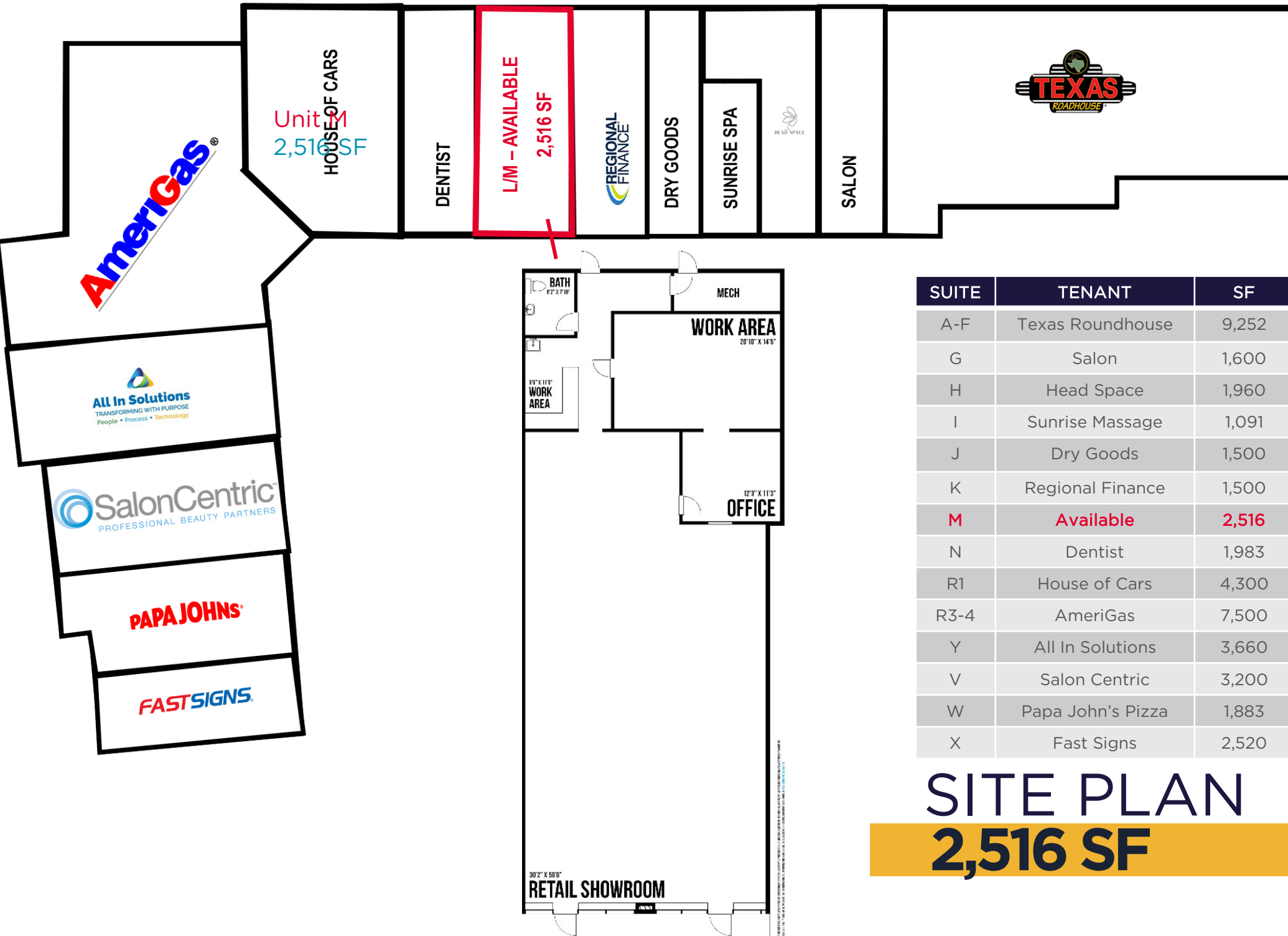


DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	6,949	58,397	127,070
AVG. HOUSEHOLD INCOME	\$116,607	\$123,259	\$132,376
DAYTIME POPULATION	11,003	62,560	134,787

TRAFFIC COUNTS

PLANK ROAD / ROUTE 3 @ SALEM CHURCH ROAD	53,000
PLANK ROAD / ROUTE 3 @ CARL D SILVER PARKWAY	83,000

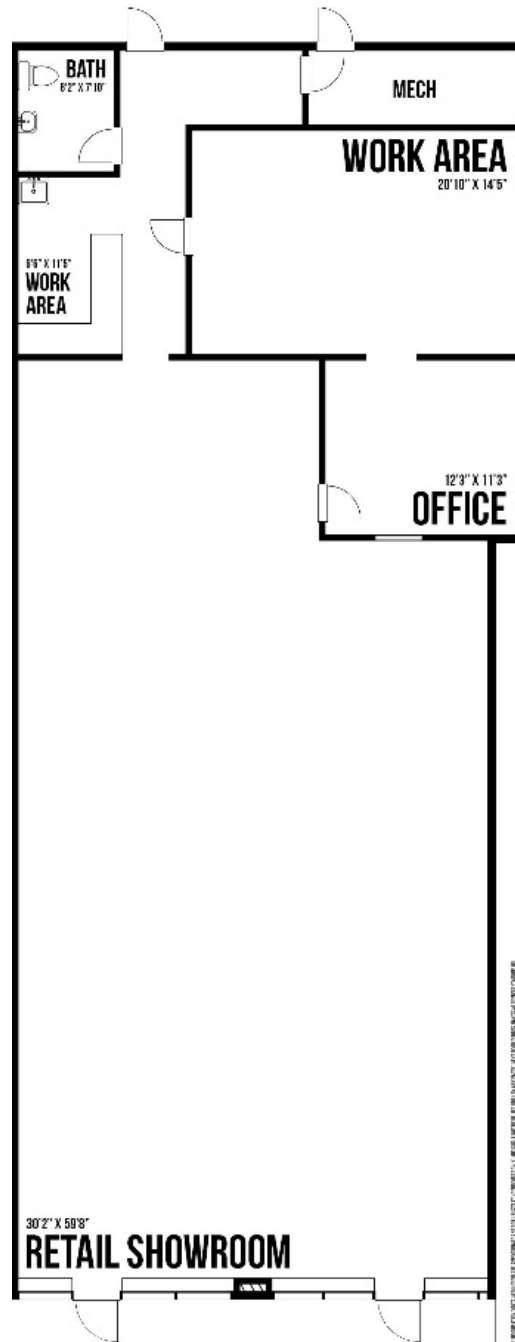


SUITE	TENANT	SF
A-F	Texas Roundhouse	9,252
G	Salon	1,600
H	Head Space	1,960
I	Sunrise Massage	1,091
J	Dry Goods	1,500
K	Regional Finance	1,500
M	Available	2,516
N	Dentist	1,983
R1	House of Cars	4,300
R3-4	AmeriGas	7,500
Y	All In Solutions	3,660
V	Salon Centric	3,200
W	Papa John's Pizza	1,883
X	Fast Signs	2,520

SITE PLAN

2,516 SF

Unit M
2,516 SF



FLOOR PLAN



CONTACT INFORMATION

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