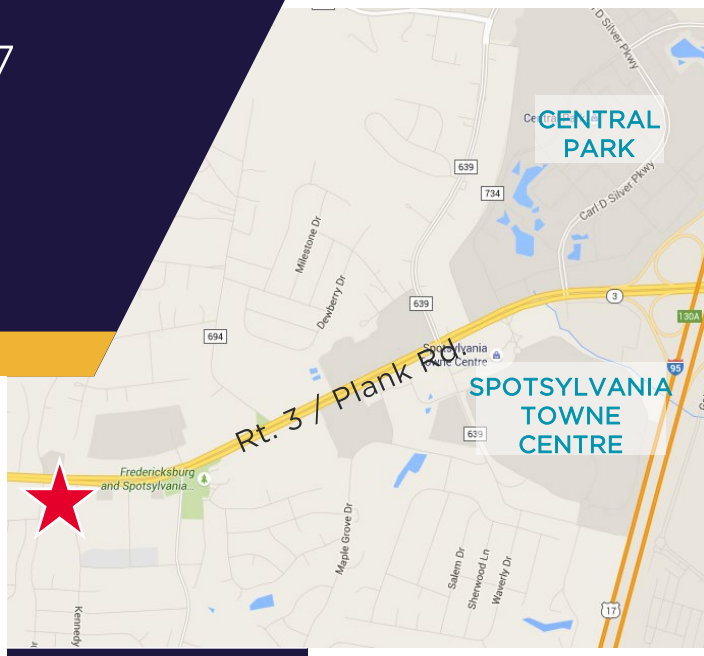
CUSHMAN & WAKEFIELD | THALHIMER

4510 PLANK ROAD

FREDERICKSBURG, VA 22407

FOR SALE



PROPERTY FEATURES

- 17,520 SF
- Two story building located on the busiest corridor in the Fredericksburg area
- Daily traffic count is 53,000 VPD on Plank Road
- Located just two miles from I-95, exit 130B

TOTAL SIZE	17,520 SF 0.90 AC
SALE PRICE	$3,100,000
ZONING	C-2
PARKING	61 Spaces 3.5/1,000 SF
TIMING	Immediate

FLOOR PLANS

UPPER FLOOR

LOWER FLOOR

4510 PLANK ROAD

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	8,022	52,086	116,907
Daytime Population	8,905	51,471	128,825
Average H.H. Income	$107,224	$115,129	$121,045

For more information, please contact:

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