CUSHMAN & WAKEFIELD | THALHIMER

RETAIL FOR LEASE

3801 Plank Road

Fredericksburg, Virginia 22407

Route 3 Frontage

For more information, contact:

JIM ASHBY
Senior Vice President
804 697 3455
jim.ashby@thalhimer.com

SHARON SCHMIDT
Senior Associate
540 322 4155
sharon.schmidt@thalhimer.com

Thalhimer Center
11100 W. Broad Street
Glen Allen, VA 23060
www.thalhimer.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield | Thalhimer © 2015. No warranty or representation, expressed or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

CUSHMAN & WAKEFIELD | THALHIMER

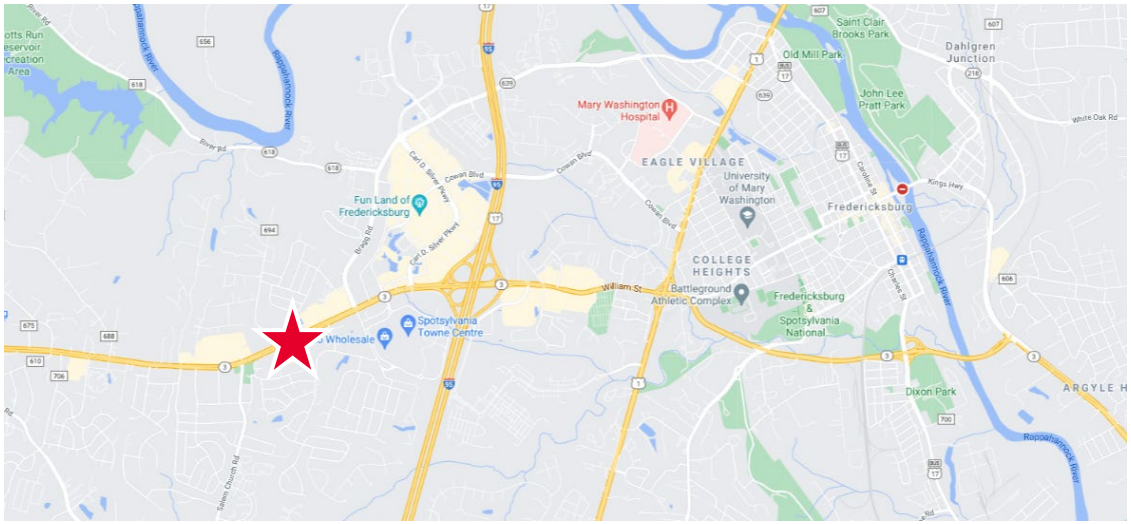
RETAIL FOR LEASE

3801 Plank Road

Fredericksburg, Virginia 22407

Property Features

- 8,035 SF AVAILABLE
- 1.12 acres zoned C-2
- Pylon signage
- Liberty Tax (1,448 SF) & Adam & Eve (3,000 SF), each with new 5-year NNN leases
- Route 3 frontage with pylon signage available
- 86,000 VPD - Plank Road

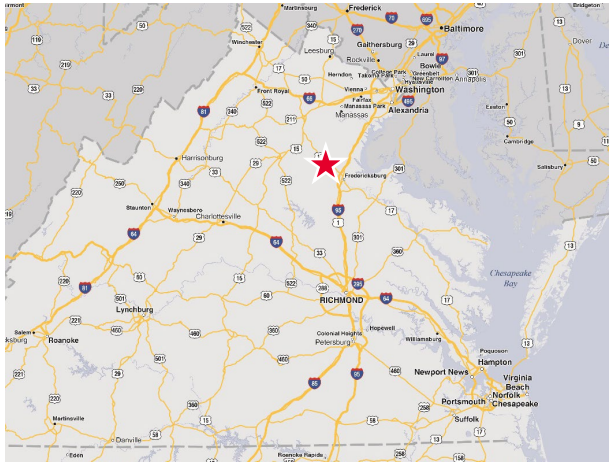


Demographics

	1 Mile	3 Miles	5 Miles	10 Miles
Population	5,426	53,276	126,427	209,919
No. of Households	1,749	20,157	48,135	76,854
Avg. HH Income	$107,804	$100,248	$106,196	$111,155
Daytime Population	9,130	30,494	73,513	91,571

Join Tenants & Nearby Retailers

Liberty Tax Service, BJ's, at home The Home Décor Superstore, Gander Mtn. We Live Outdoors, Bed Bath & Beyond, Northern Tool + Equipment, Gabe's, VCF Value City Furniture, Dunkin', Checkers Burgers • Fries • Colas



For more information, contact:

JIM ASHBY
Senior Vice President
804 697 3455
jim.ashby@thalhimer.com

SHARON SCHMIDT
Senior Associate
540 322 4155
sharon.schmidt@thalhimer.com

Thalhimer Center
11100 W. Broad Street
Glen Allen, VA 23060
www.thalhimer.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield | Thalhimer © 2015. No warranty or representation, expressed or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

CUSHMAN & WAKEFIELD | THALHIMER

RETAIL FOR LEASE

3801 Plank Road

Fredericksburg, Virginia 22407

For more information, contact:

JIM ASHBY
Senior Vice President
804 697 3455
jim.ashby@thalhimer.com

SHARON SCHMIDT
Senior Associate
540 322 4155
sharon.schmidt@thalhimer.com

Thalhimer Center
11100 W. Broad Street
Glen Allen, VA 23060
www.thalhimer.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

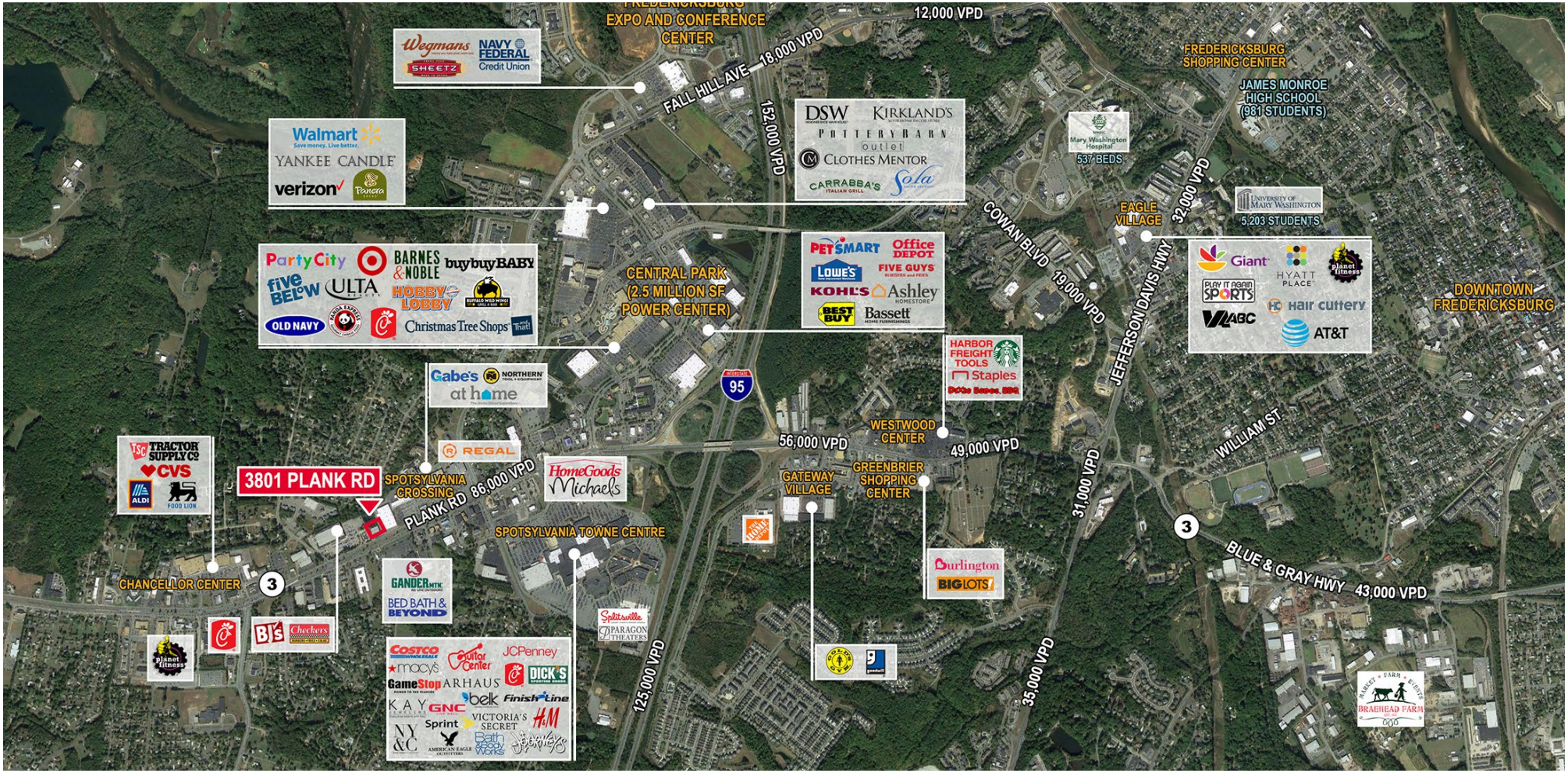
Cushman & Wakefield | Thalhimer © 2015. No warranty or representation, expressed or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

CUSHMAN & WAKEFIELD | THALHIMER

RETAIL FOR LEASE

3801 Plank Road

Fredericksburg, Virginia 22407



For more information, contact:

JIM ASHBY
Senior Vice President
804 697 3455
jim.ashby@thalhimer.com

SHARON SCHMIDT
Senior Associate
540 322 4155
sharon.schmidt@thalhimer.com

Thalhimer Center
11100 W. Broad Street
Glen Allen, VA 23060
www.thalhimer.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield | Thalhimer © 2015. No warranty or representation, expressed or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.