

ROUTE 3 VILLAGE CENTER

2213-2229 Plank Road
Fredericksburg, VA 22401



RETAIL FOR LEASE

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CUSHMAN &
WAKEFIELD

THALHIMER



Property Features

- 2,113 SF Fully built-out office
- Reception area, 4 offices, large common area room, kitchen, storage area, and restrooms
- Excellent location on Plank Road; at I-95 Interchange
- Great Mix of co-tenants
- Nearby Tenants & Retailers:



SPECIFICATIONS

Space Available: 2221

Available SF: 2,113 SF

Lease Rate: \$22.00 PSF NNN

Traffic: 55,000 VPD on Rt. 3 / Plank Rd.

Timing: Available Immediately

TRAFFIC COUNTS

Plank Road / Route 3

55,000 VPD

Gateway Boulevard

5,800 VPD

Interstate 95 at Exit 130

136,000 VPD

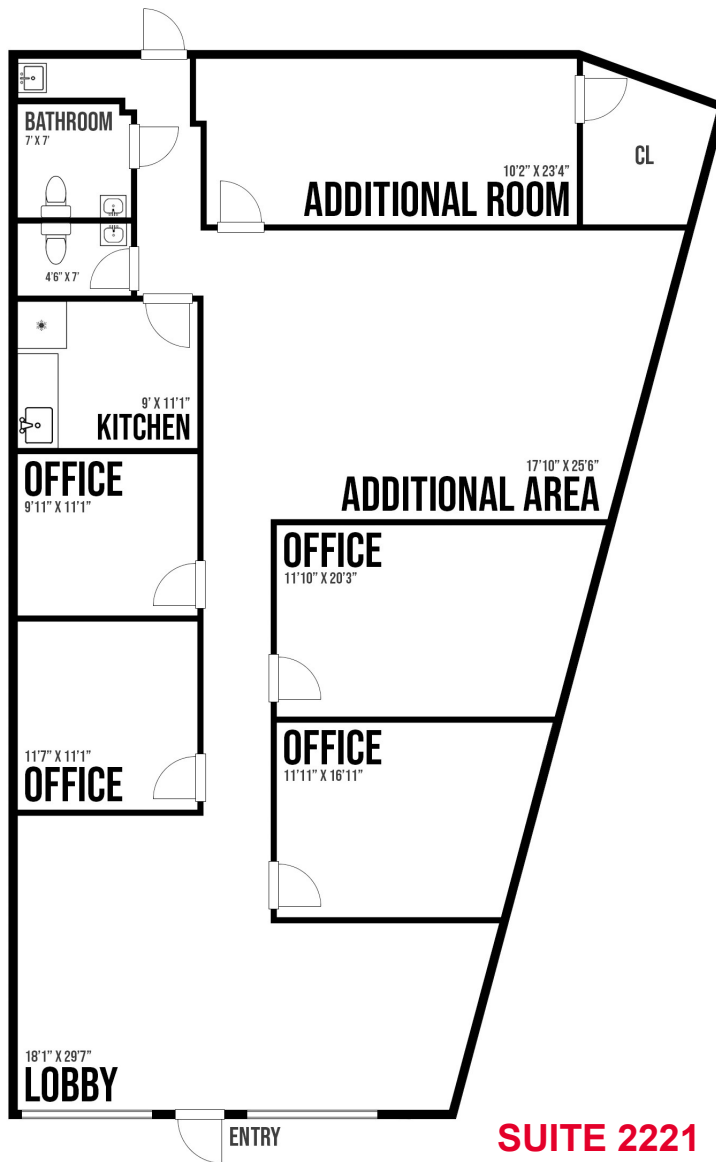
PROPERTY PHOTOS



SUITE 2221



FLOOR & SITE PLANS



DEMOGRAPHICS

	POPULATION	AVERAGE HOUSEHOLD INCOME	HOUSEHOLDS	DAYTIME POPULATION
1 Mile	6,756	\$111,132	2,995	12,820
3 Miles	55,760	\$115,314	21,507	74,352
5 Miles	136,039	\$123,895	50,714	144,279



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