

PLANK ROAD PLAZA

3940 Plank Road Fredericksburg, VA 22407 | For Lease



THALHIMER



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

Property Features

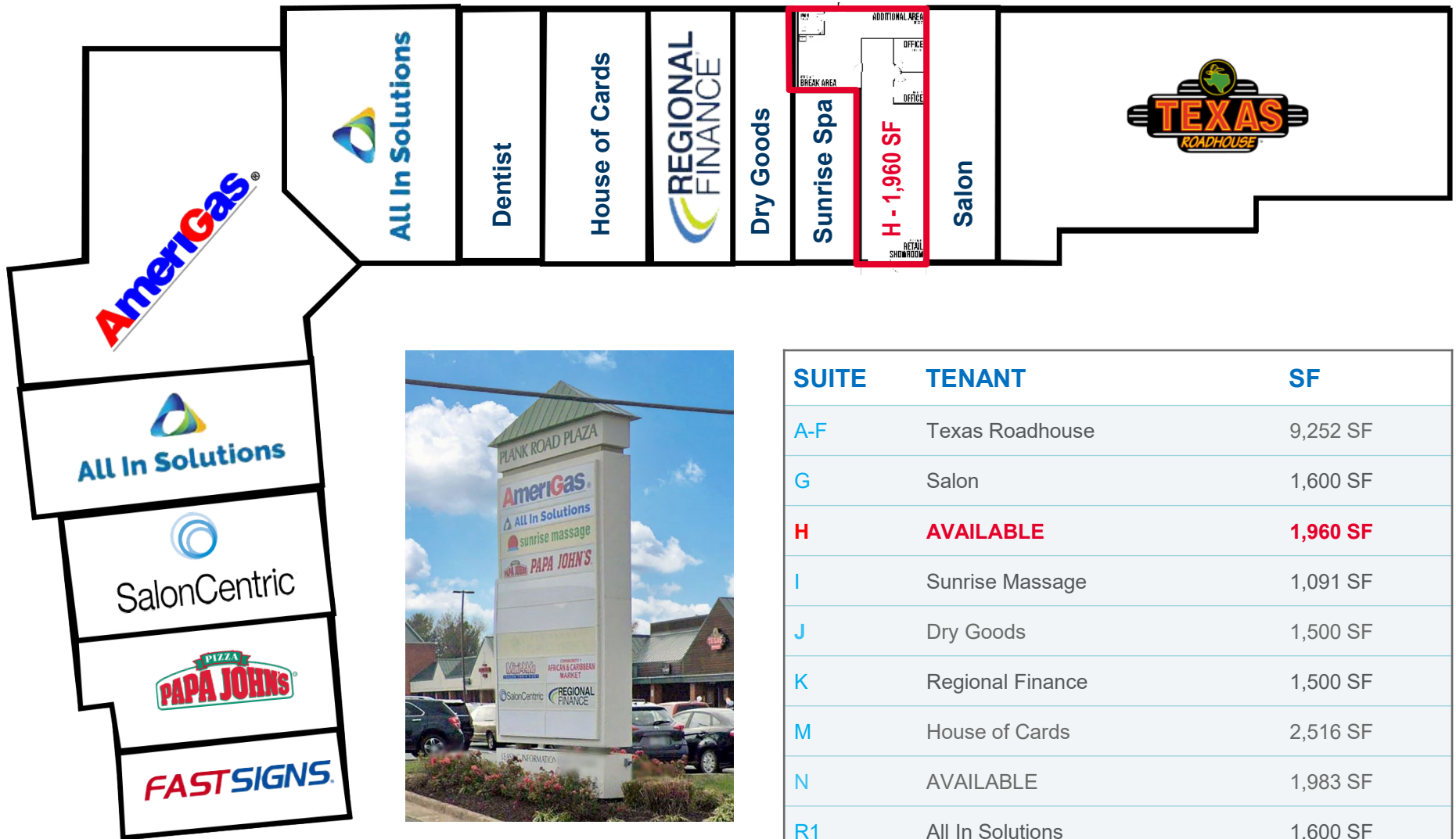
- Plank Road Plaza is a prime high-visibility retail center on Route 3 / Plank Road, Fredericksburg's premiere retail corridor
- Multiple spaces available immediately
- Ideally located at a signalized intersection
- 79,000 vehicles per day on Route 3 – Fredericksburg's busiest commercial corridor
- Pylon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



SPECIFICATIONS

Total Size:	44,339 SF
Available SF:	Suite H: 1,960 SF
Lease Rate:	\$15.00 PSF NNN (+ \$3.38 PSF)
Timing:	Available Immediately

SITE PLAN



SUITE	TENANT	SF
A-F	Texas Roadhouse	9,252 SF
G	Salon	1,600 SF
H	AVAILABLE	1,960 SF
I	Sunrise Massage	1,091 SF
J	Dry Goods	1,500 SF
K	Regional Finance	1,500 SF
M	House of Cards	2,516 SF
N	AVAILABLE	1,983 SF
R1	All In Solutions	1,600 SF
R2	All In Solutions	2,700 SF
R3-4	AmeriGas	7,500 SF
Y	All In Solutions	3,660 SF
V	Salon Centric	3,200 SF
W	Papa Johns	1,883 SF
X	Fast Signs	2,520 SF

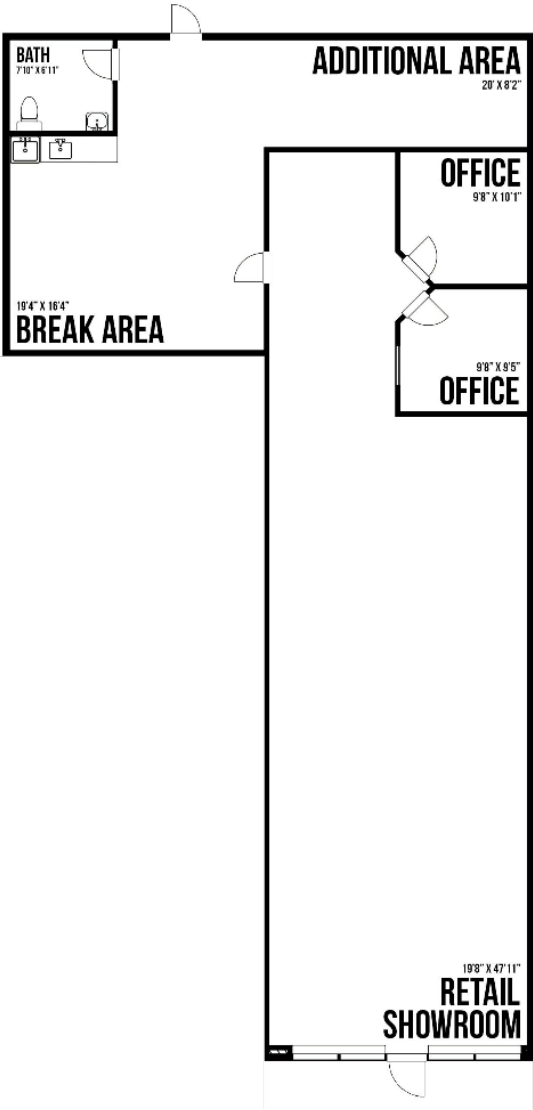
NEARBY RETAILERS / TENANTS



FLOOR PLANS

Unit H

1,960 SF



TRAFFIC COUNTS



Plank Road / Route 3 @ Salem Church Road	53,000
Plank Road / Route 3 @ Carl D Silver Parkway	79,000



DEMOGRAPHICS

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION
1 Mile	8,549	\$95,816	10,211
3 Miles	54,068	\$100,385	56,452
5 Miles	125,839	\$106,212	133,027



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

1125 Emancipation Hwy.
Suite 350
Fredericksburg, VA 22401
www.thalhimer.com



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

Cushman Wakefield | Thalhimer ©2024 No warranty or representation, express 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.