

1913 PLANK ROAD

Fredericksburg, VA 22401

AVAILABLE FOR LEASE



Great Visibility on Rt. 3

VIRGL NELSON

Senior Vice President

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Eagle Village

1125 Emancipation Highway

Fredericksburg, VA 22401

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HIGHLIGHTS



Property Specifications

Building Size:	14,724 SF
Available SF:	1,170 SF
Rental Rate:	\$20.17 PSF NNN
Timing:	Negotiable
Parking:	1.36 / 1,000

Property Features

- Retail space available in highly visible shopping center on Route 3 / Plank Road
- Located in busy Westwood shopping center
- Surrounded by an excellent variety of national and local tenants
- Ample parking available
- Join Staples, Harbor Freight, Starbucks, AutoZone and Mattress Warehouse



AREA INFO



NEARBY RETAILERS



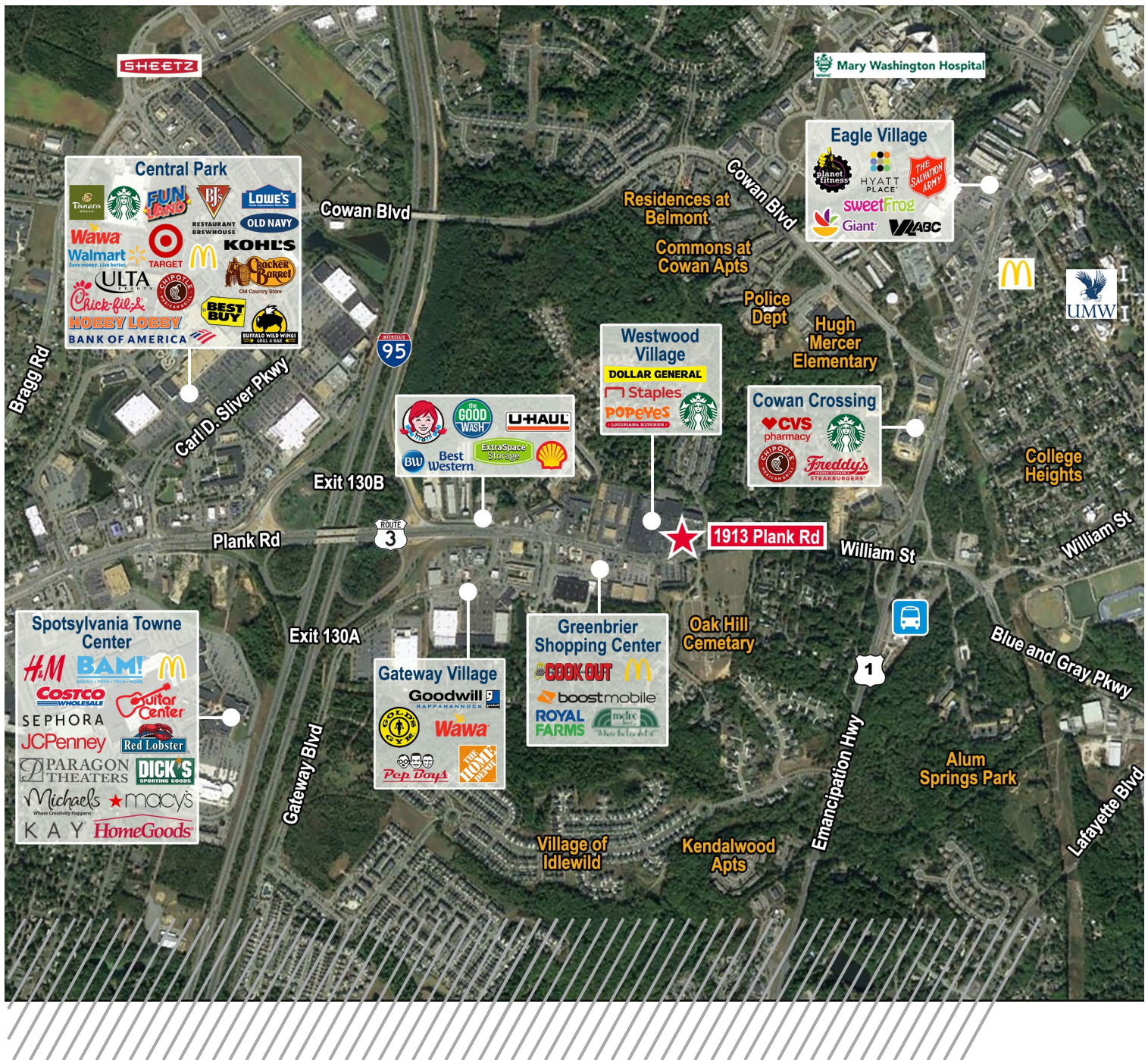
TRAFFIC COUNTS

	VPD
Plank Road / Route 3	46,000
Emancipation Highway / Route 1	34,000
I-95	149,000

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	8,559	54,918	134,492
Households	3,573	21,390	50,554
Avg. HH Income	\$108,274	\$121,315	\$129,006
Daytime Population	9,445	73,561	140,841

AERIAL



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