



Property Features

- 10,937 SF building on signalized corner
- 225 feet of frontage on Plank Rd
- Features a monument sign and drive-thru
- 50% population growth in Fredericksburg since 2000
- Approximately 2.5 miles from I-95
- Zoning C-2
- 55 parking spaces
- 1.42 acres

Demographics

	1 Mile	3 Miles	5 Miles
Population	5,688	42,844	101,778
No. of Households	2,046	14,619	36,083
Avg. HH Income	\$72,927	\$80,581	\$78,495
Daytime Population	2,832	18,668	56,117

Traffic Counts

Plank Road	56,000 VPD
Old Plank Road	4,900 VPD

For more information, contact:

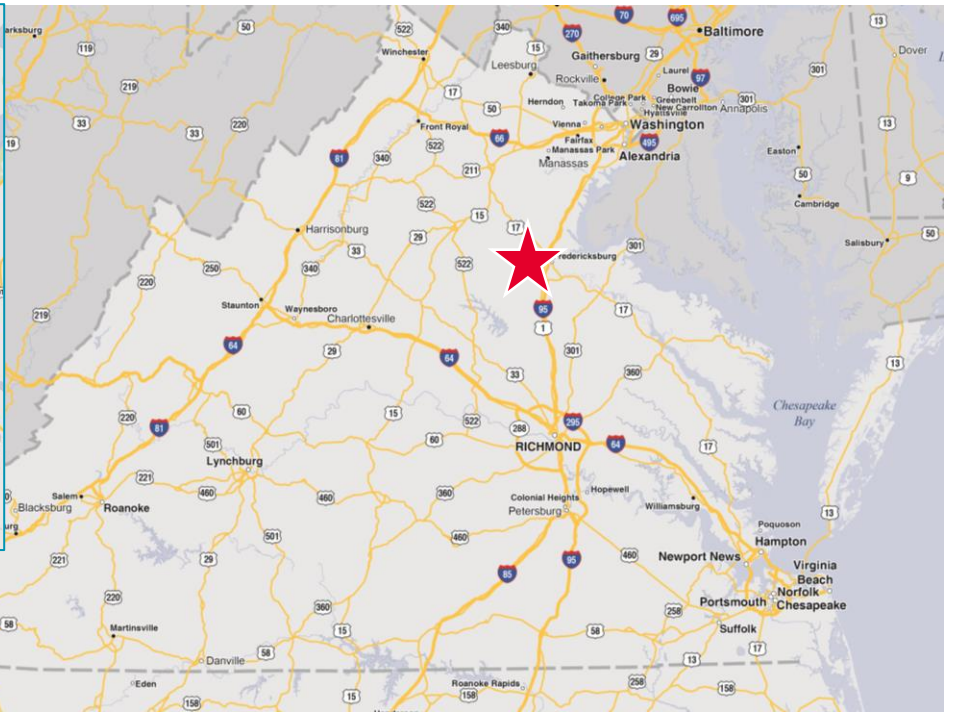
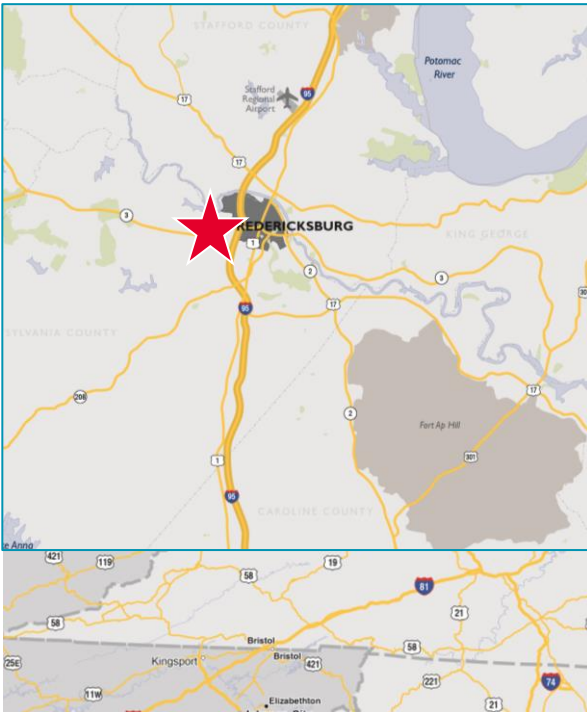
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 1125 Jefferson Davis Highway, Suite 350
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Specifications

Total Size	10,937 SF
Available SF	10,937 SF
Timing	Available immediately
Rental Rate	\$19.00 SF NNN



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