

HUB Zone Qualified



Specifications

Available SF	Suite H	1,960 SF
	Suite K	2,516 SF
	Suite M	1,983 SF
	Suite N	1,600 SF
	Suite R1	2,700 SF

Lease Rate \$15.00 PSF NNN

Timing Available Immediately

Demographics

	1 Mile	3 Miles	5 Miles
Population	10,001	51,840	117,283
Avg. HH Income	\$87,726	\$90,696	\$95,786
Daytime Population	7,652	33,069	68,539

Property Features

• Join:



- Plank Road Plaza is a prime, high visibility retail center on Route 3/Plank Road, Fredericksburg's premiere retail corridor
- Multiple spaces available immediately:
- Estimated NNN fees are \$3.38
- Ideally located at a signalized intersection
- 74,000 vehicles per day on Route 3 - Fredericksburg's busiest commercial corridor
- Pylon signage available

For more information, contact:

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 1125 Jefferson Davis Highway, Suite 350
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SPACE	TENANT	SF
A-F	Texas Roadhouse	9,252 SF
G	Mini Me Salon For Kids	1,600 SF
H	AVAILABLE	1,960 SF
I	Sunrise Massage	1,091 SF
J	Community Market	1,500 SF
K	Regional Finance	1,500 SF
L	AVAILABLE	2,516 SF
M	AVAILABLE	1,983 SF
N	AVAILABLE	1,600 SF
R1	AVAILABLE	2,700 SF
R2-4	AmeriGas	7,500 SF
Y	All In Solutions	3,660 SF
V	SalonCentric	3,200 SF
W	Papa Johns	1,883 SF
X	Advance America	2,520 SF



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FOR LEASE
Plank Road Plaza

3940 Plank Road | Fredericksburg, VA 22407



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