

### FOR LEASE Plank Road Plaza

3940 Plank Road | Fredericksburg, VA 22407



| Specifications |  |  |  |  |
|----------------|--|--|--|--|
| Available SF   | Suite H<br>Suite K<br>Suite M<br>Suite N<br>Suite R1 | 1,960 SF<br>2,516 SF<br>1,983 SF<br>1,600 SF<br>2,700 SF |  |  |
| Lease Rate     | \$15.00 PSF  | \$15.00 PSF NNN  |  |  |
| Timing         | Available Im   | 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<br>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:

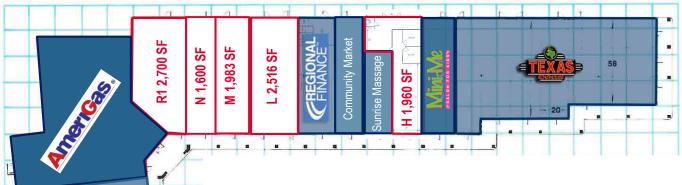
#### **SHARON SCHMIDT**

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| SPACE | TENANT                 | SF       |
|-------|------------------------|----------|
| A-F   | Texas Roadhouse        | 9,252 SF |
| G     | Mini Me Salon For Kids | 1,600 SF |
| Н     | AVAILABLE              | 1,960 SF |
| 1     | Sunrise Massage        | 1,091 SF |
| J     | Community Market       | 1,500 SF |
| K     | Regional Finance       | 1,500 SF |
| L     | AVAILABLE              | 2,516 SF |
| М     | 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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