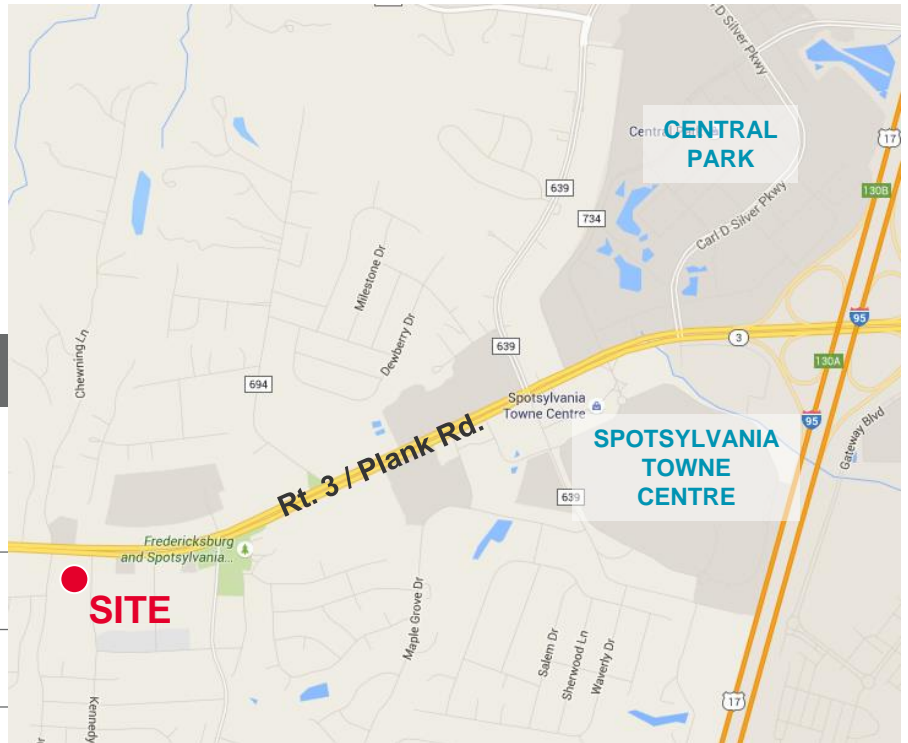




Property Features

- 6,250 SF built-out medical space
- 7,500 SF church or school space
- 1,200 SF office space
- Well located office space on the Route 3 corridor
- DTC is just under 80,000

Specifications		
Availability	First Floor	Suite 101 – 6,250 SF Suite 102 – 1,200 SF
	Lower Level	Suite 100 – 7,500 SF
Lease Rate	\$10.00 - \$19.50 PSF	
Timing	Immediately	



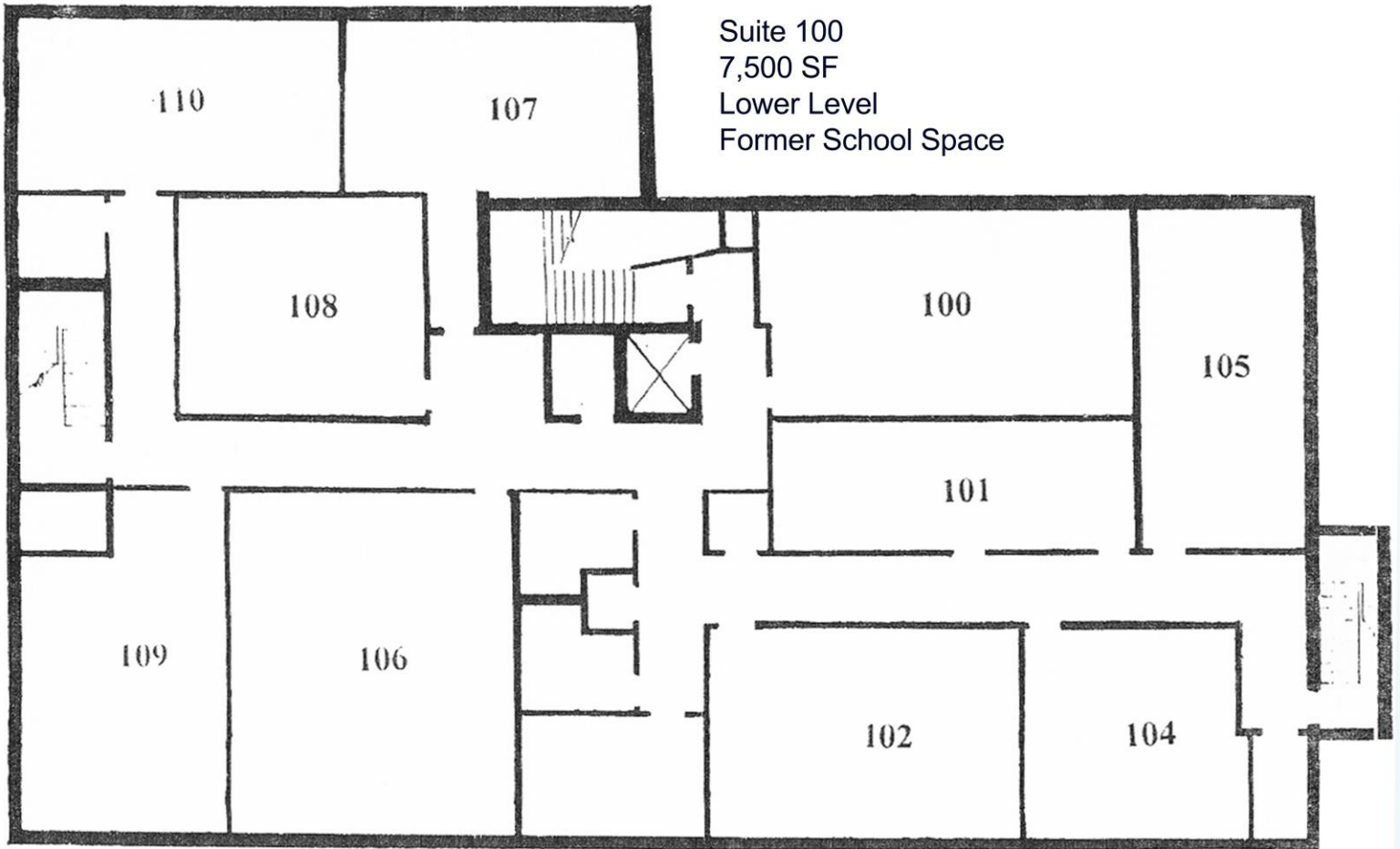
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 wilson.greenlaw@thalhimer.com

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 1125 Jefferson Davis Highway, Suite 350
 Fredericksburg, VA 22401
 www.thalhimer.com

2017 Demographics	1 Mile	3 Miles	5 Miles
Population	8,203	50,334	109,232
No. of Households	2,945	17,840	39,062
Avg. HH Income	\$80,906	\$91,457	\$97,120
Daytime Population	4,303	25,841	65,462

Traffic Counts	
Plank Road	53,000 VPD
Rutherford Drive	2,300 VPD
Kennedy Lane	1,400 VPD



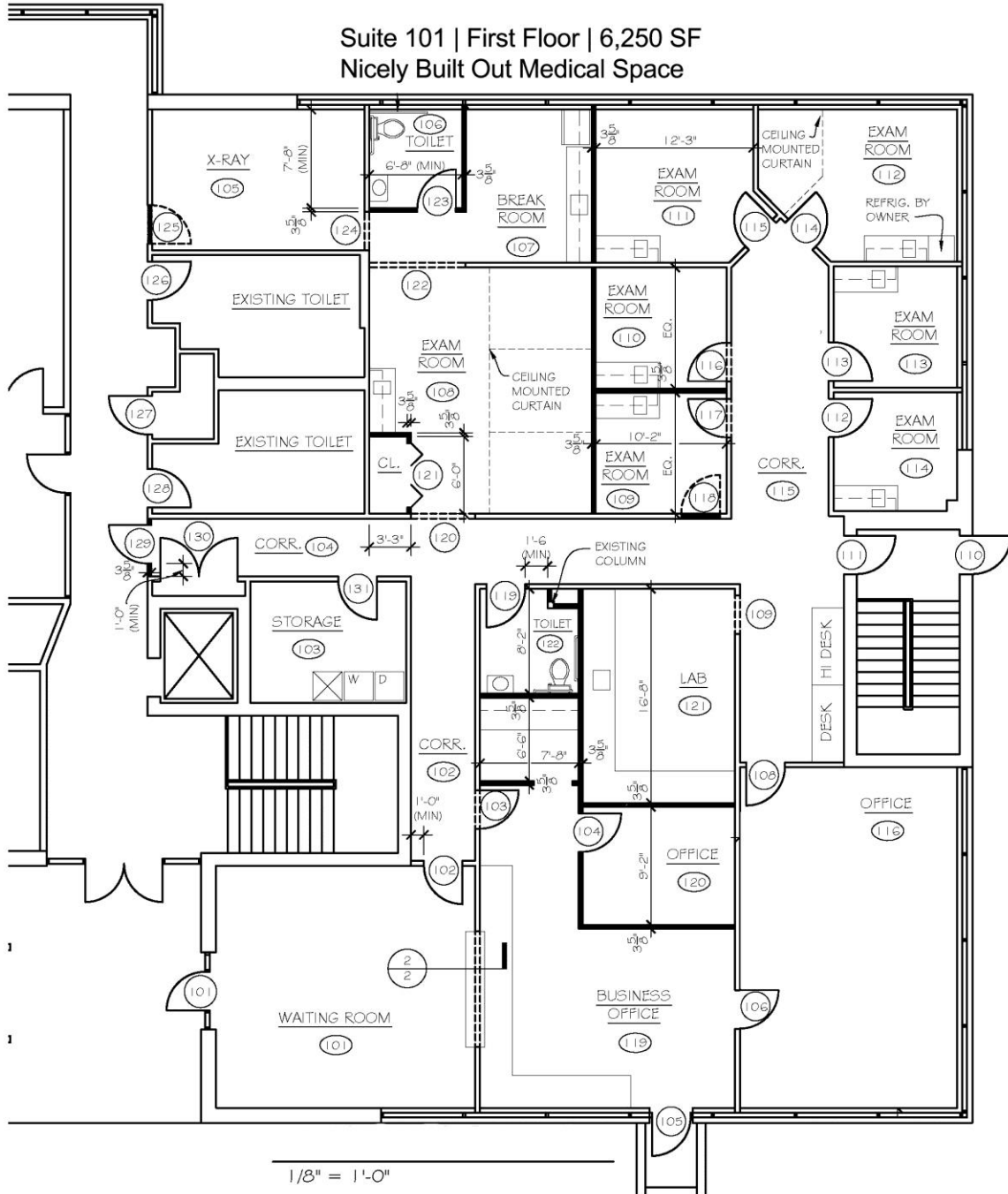
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Upper Floor East

Suite 101 | First Floor | 6,250 SF
 Nicely Built Out Medical Space



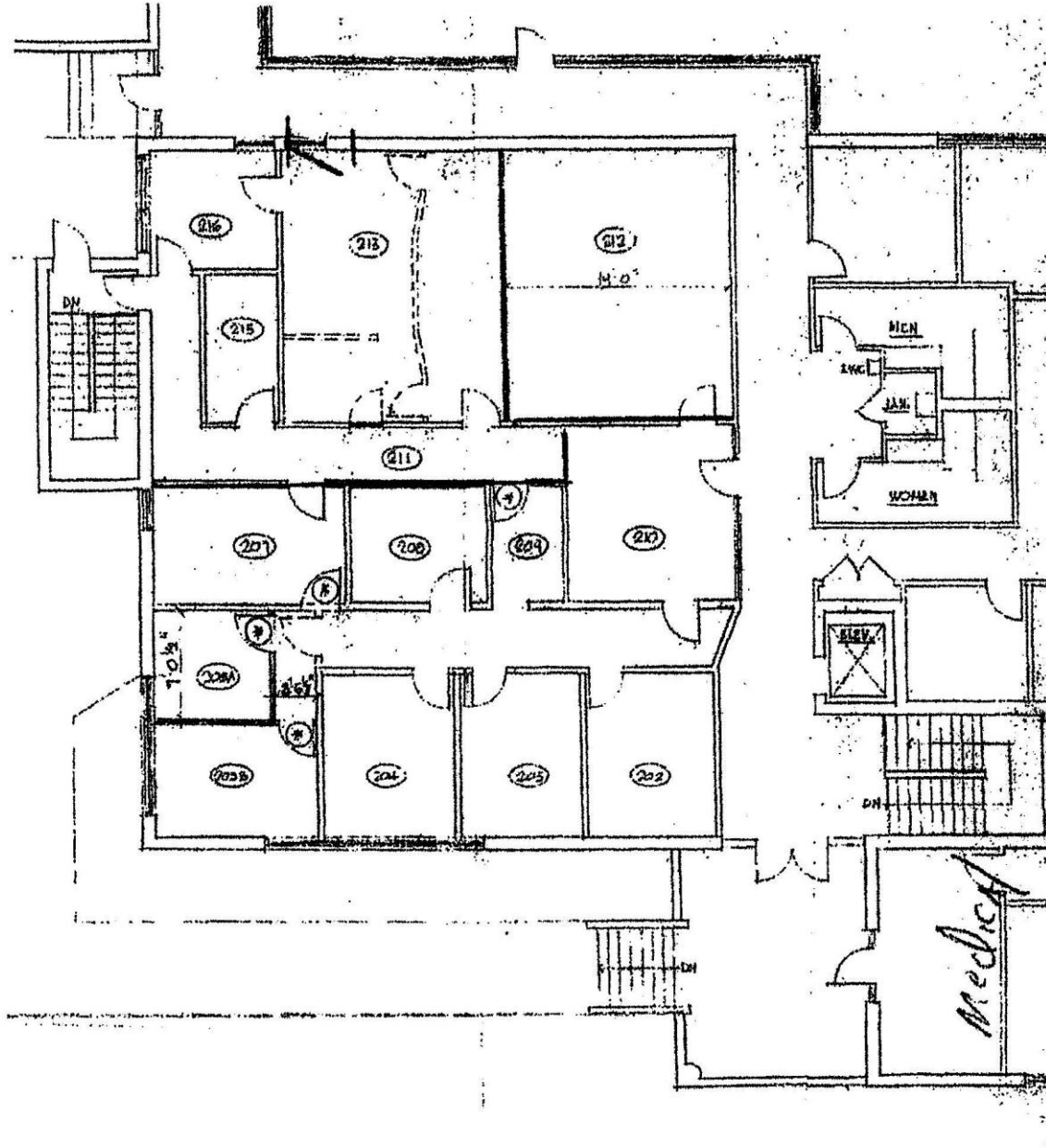
4510 PLANK ROAD

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Upper Floor West



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