

43,311 SF | CAN BE SUBDIVIDED



Join Planet Fitness

Property Features

- 63,000 SF FORMER GROCERY STORE
- Planet Fitness to occupy 19,689 SF
- 43,311 SF remains available (can be subdivided)
- Includes two-story cafe with outdoor patio
- Located along Route 3 with 76,000 VPD
- Just one mile west of Central Park, Spotsylvania Towne Centre and I-95 (4 million+ SF of retail space)
- Signalized intersection & incredible visibility

Demographics

| | 1 Mile | 3 Miles | 5 Miles |
|--------------------|----------|----------|----------|
| Population | 12,028 | 55,515 | 113,130 |
| No. of Households | 3,351 | 18,650 | 39,644 |
| Avg. HH Income | \$83,118 | \$94,172 | \$97,566 |
| Daytime Population | 9,556 | 53,825 | 115,124 |

Specifications

| | |
|--------------|--------------------|
| Available SF | 43,311 |
| Land Size | 6.16 acres |
| Parking | 366 parking spaces |
| Signage | Pylon |
| Zoning | C-2 |

Join Tenants & Nearby Retailers



For more information, contact:

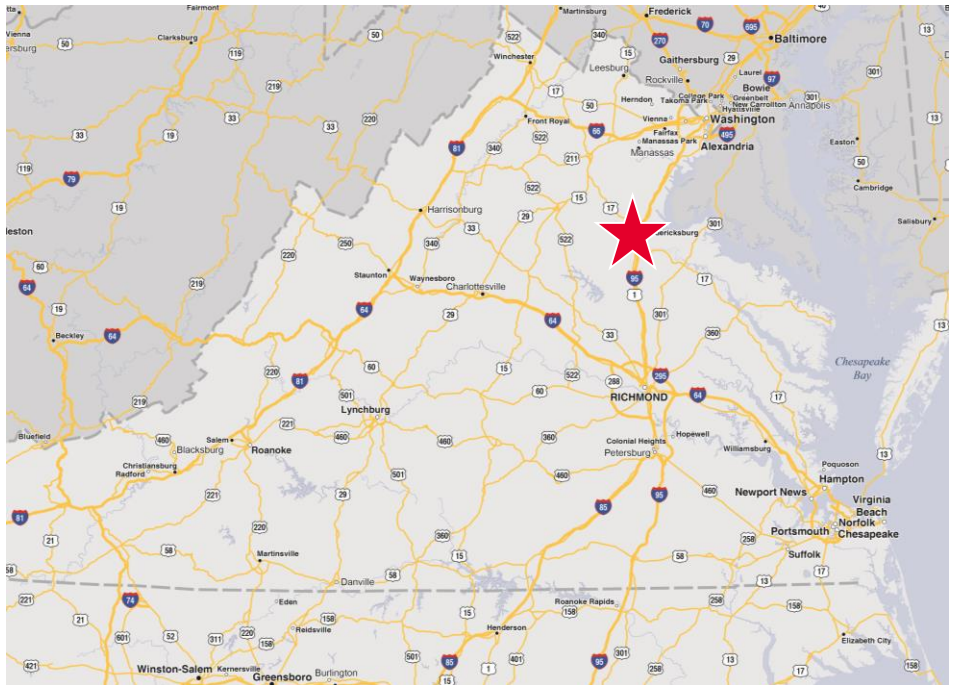
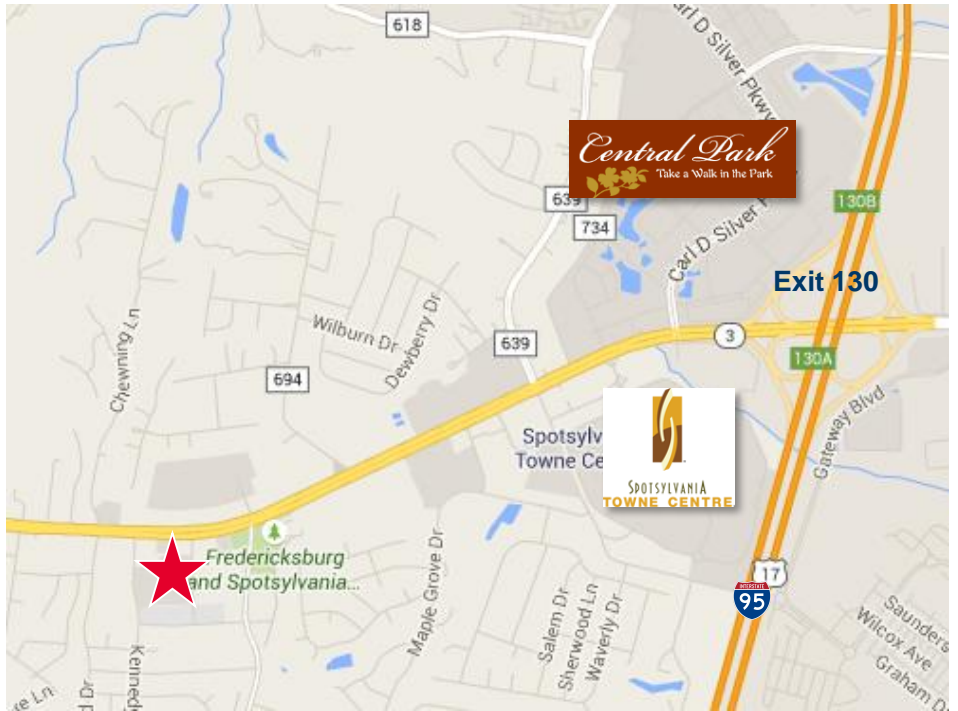
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RETAIL FOR LEASE
Former Ukrops Grocery

4250 Plank Road (Rt. 3) | Fredericksburg, Virginia 22407

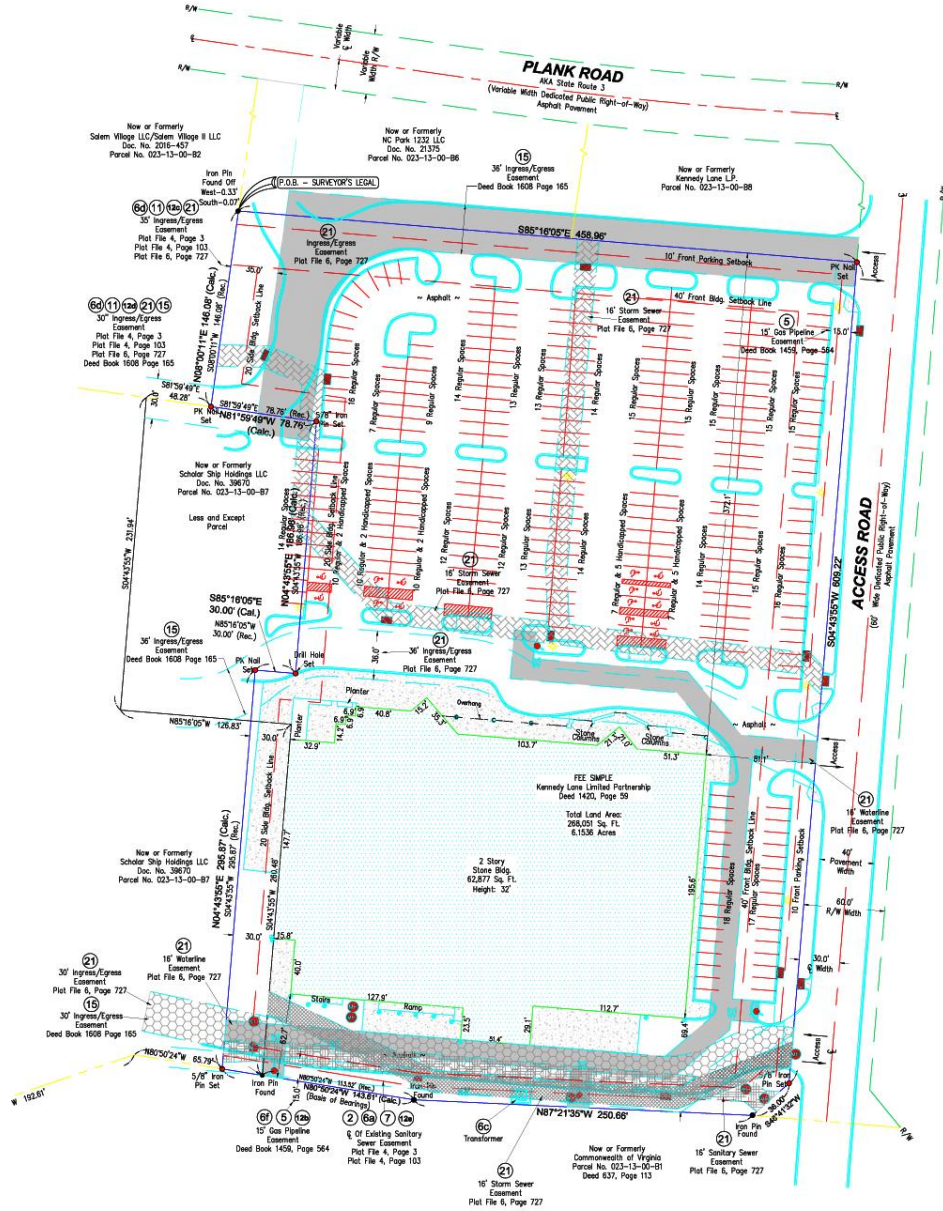
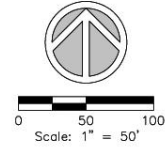


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① FLOOR PLAN
1/8" = 1'-0"

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