

FOR LEASE Gateway Village

2356 Plank Road | Fredericksburg, VA 22401



Property Features

- Gateway Village located on Route 3 only a 1/2 mile from I-95 in the city of Fredericksburg
- · Retail and office space available
- 60,000 vehicles per day on Route 3 -Fredericksburg's busiest commercial corridor
- NNN fees \$3.00 PSF



Specifications	
Available SF	3,000 – 3,800 SF
Lease Rate	\$12.00 PSF NNN
Timing	Available immediately

For more information, contact:

VIRGIL NELSON, CCIM 540 322 4150 virgil.nelson@thalhimer.com ADAM NELSON 540 322 4143 adam.nelson@thalhimer.com Eagle Village 1125 Jefferson Davis Highway, Suite 350 Fredericksburg, VA 22401 www.thalhimer.com

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AVAILABLE SUITES 2356 – 3,000 SF....\$12.00 NNN 2376 – 3,800 SF....\$12.00 NNN



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