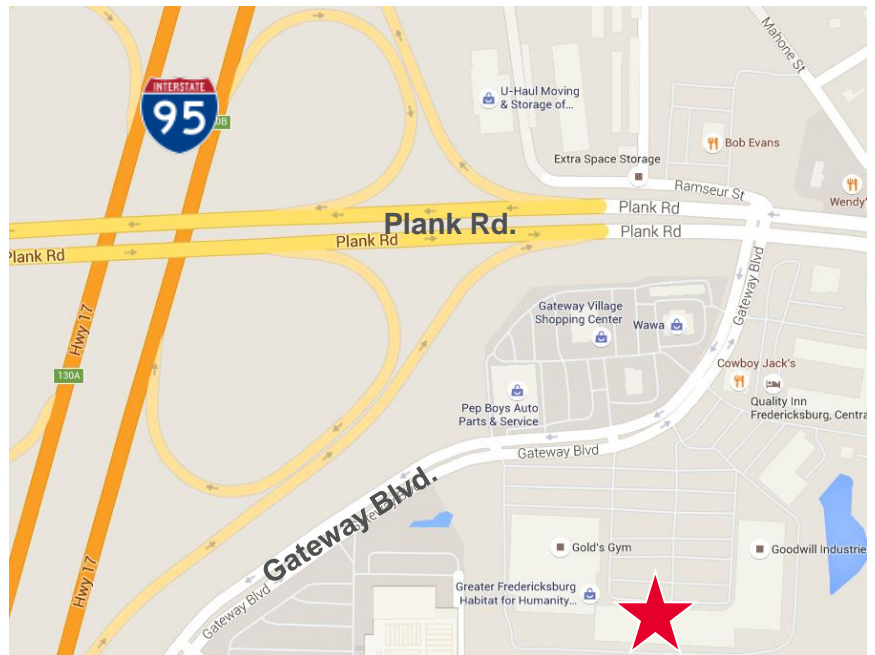




Property Features

- 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

FOR LEASE
Gateway Village

2356 Plank Road | Fredericksburg, VA 22401



AVAILABLE SUITES

2356 – 3,000 SF...\$12.00 NNN

2376 – 3,800 SF...\$12.00 NNN



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