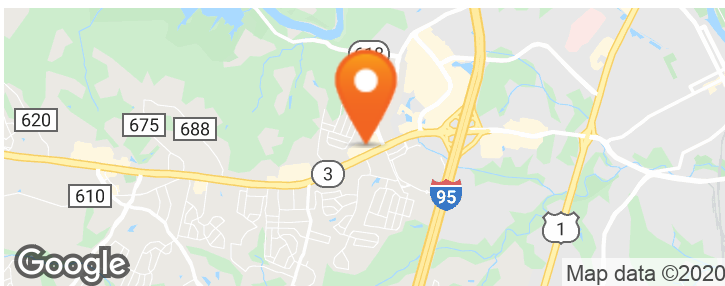


# SPOTSYLVANIA CROSSING

3501-3655 Plank Road, Fredericksburg, VA 22407



## PROPERTY HIGHLIGHTS

- Prominent location in the heart of Rt. 3 corridor immediately west of Central Park
- 750-6,000 SF retail space for lease
- New At Home anchor has joined Gabe's and Value City Furniture
- Recent facade renovation
- Easily accessible and highly visible to Rt. 3
- Traffic Counts: Plank Rd (Rt. 3): 78,000 AADT

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	4,813	51,443	122,744
Households	1,512	18,408	44,266
Average Household Income (\$)	91,243	84,228	94,385

## EXCLUSIVE AGENT(S)

DAVID ANDREWS, CCIM • david.andrews@tscg.com • 804.673.1100



# SPOTSYLVANIA CROSSING

3501-3655 Plank Road, Fredericksburg, VA 22407



SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
3501	Gabe's	56,000 SF	3579	Red Wing Shoes	2,000 SF	3603B	Subway	1,100 SF
3515	Mission BBQ	4,200 SF	3581	Top Nails II	1,100 SF	3603	Miracle Ear	900 SF
3533	Kool Smiles	7,100 SF	3585	Available	1,350 SF	3605	Brothers Pizza	1,000 SF
3545	Value City Furniture	50,000 SF	3587	Sally Beauty	1,550 SF	3609	Northern Tool & Equipment	15,295 SF
3563	Colortyme	4,000 SF	3589	J&R Jewelers	750 SF	3623	Available	3,600 SF
3565	Available	2,000 SF	3593	SunTrust Mortgage	1,197 SF	3627	Available	2,400 SF
3567	Dragon Inn	3,200 SF	3595	Geico Insurance	1,800 SF	3629	Jackson Hewitt Tax Services	1,500 SF
3571	Available	2,375 SF	3597	Barber Shop	1,000 SF	3631	Jerks of Caribbean	875 SF
3575	Hair Cuttery	2,000 SF	3601	Available	750 SF	3655	At Home	90,912 SF

**EXCLUSIVE AGENT(S)**

DAVID ANDREWS, CCIM • david.andrews@tscg.com • 804.673.1100

