



**Property Features**

- Opportunity to acquire a 15,350 SF retail center anchored by fas mart®
- Signalized intersection with monument signage on main artery with 53,000 VPD
- Almost all leases with escalations and options
- 6.1% in-place cap rate with the potential to increase

**Specifications**

Total Size	15,350
Asking Price	\$4,000,000
In-Place Cap Rate	6.1%
Parking	80 (5.21/1,000 SF)
Zoning	C2
Acreage	2.13 Acres

**Demographics**

	1 Mile	3 Miles	5 Miles
Population	6,246	44,462	103,087
No. of Households	2,242	15,180	36,632
Avg. HH Income	\$90,823	\$96,017	\$96,927
Daytime Population	2,929	19,151	58,457

For more information, contact:

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**FOR SALE**  
**Kilarney Center**

5026 Plank Road | Fredericksburg, VA 22407



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