



**THALHIMER**

RETAIL FOR LEASE  
3801-A Plank Road  
Fredericksburg, Virginia

3,000 SF END CAP AVAILABLE



**Join Plow & Hearth and Liberty Tax | Route 3 Frontage**

For more information, contact:

**SHARON SCHMIDT**  
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**JIM ASHBY**  
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Eagle Village  
1125 Jefferson Davis Highway, Suite 350  
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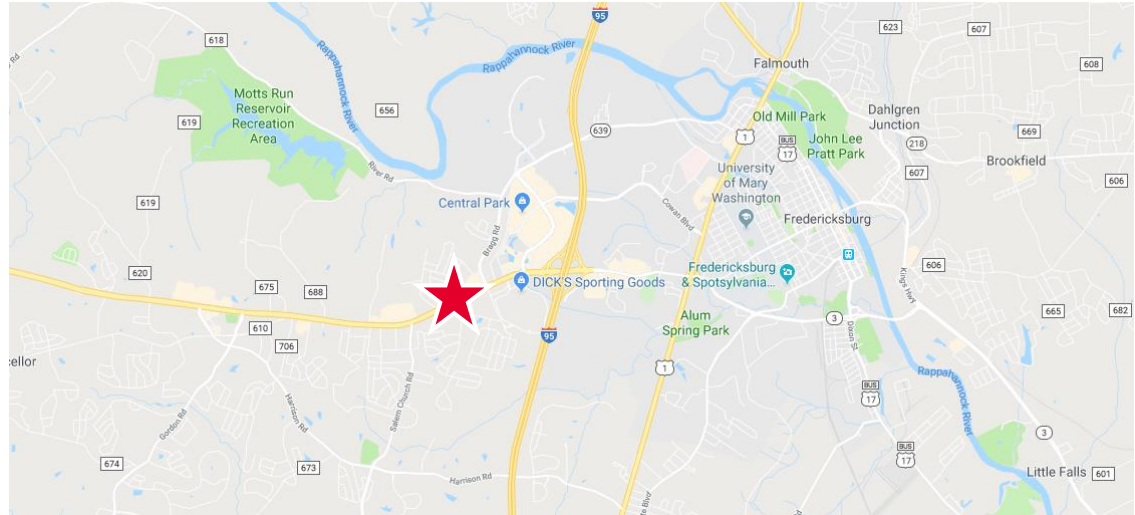
**Property Features**

- 3,000 SF END CAP AVAILABLE
- Join Plow & Hearth & Liberty Tax
- Route 3 frontage with pylon signage available
- 120,000 population within 5 miles
- 83,000 VPD on Plank Road

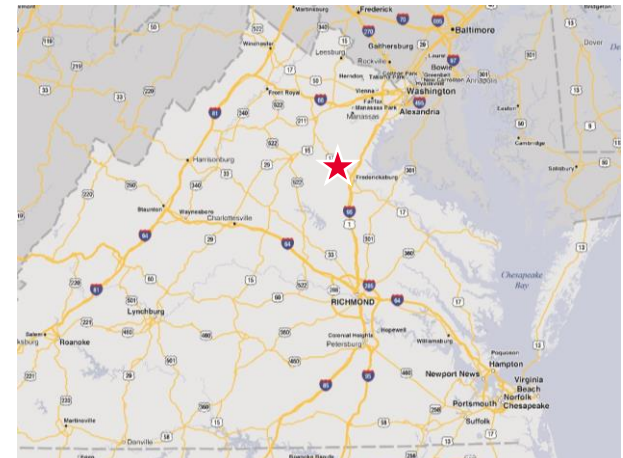
**Demographics**

	1 Mile	3 Miles	5 Miles	10 Miles
Population	6,282	51,012	118,792	196,786
No. of Households	2,160	18,127	42,580	68,314
Avg. HH Income	\$80,190	\$84,752	\$93,870	\$101,209
Daytime Population	9,822	30,748	65,545	81,632

**Join Tenants & Nearby Retailers**



**Signage Available**



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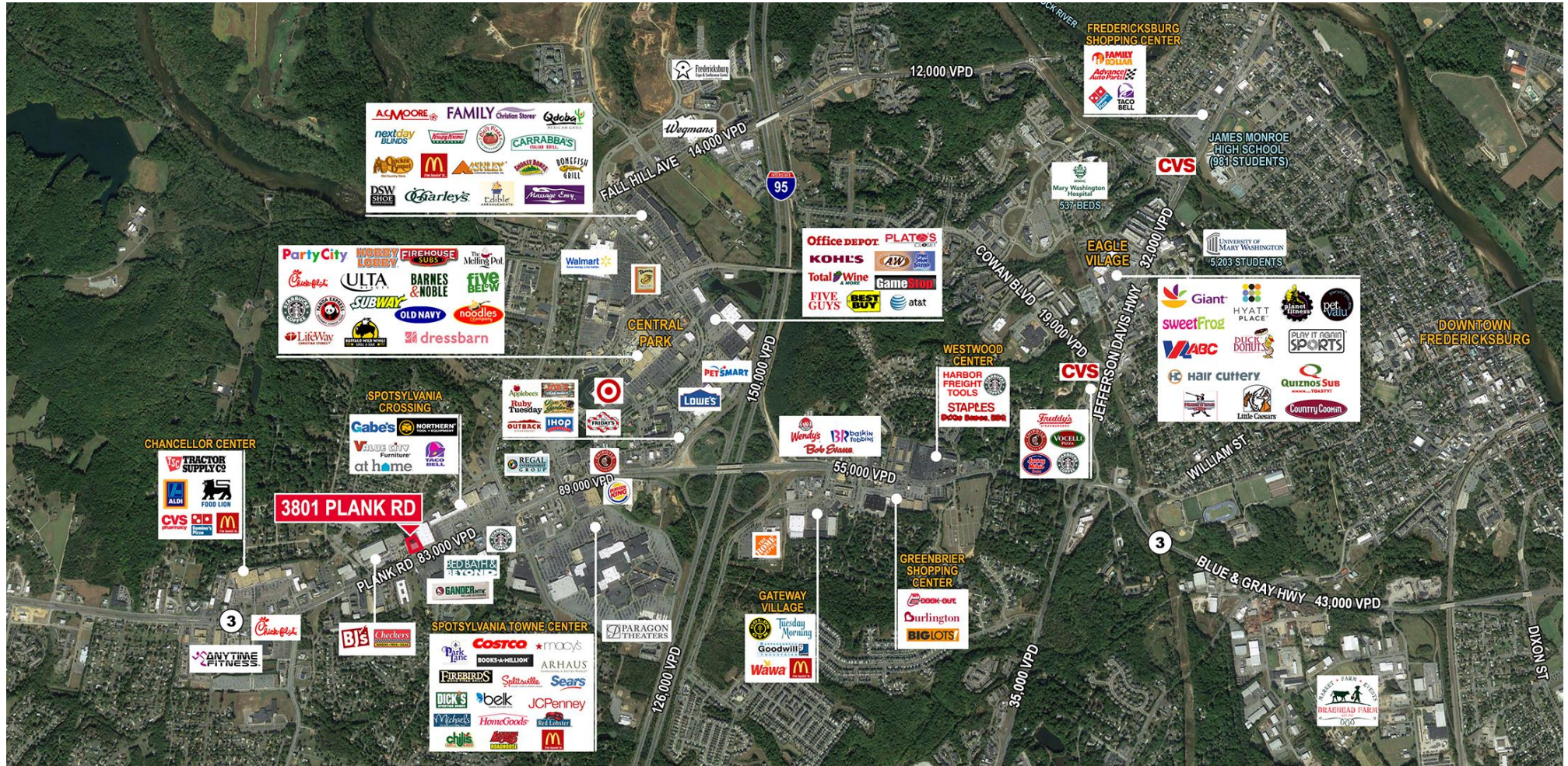
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