

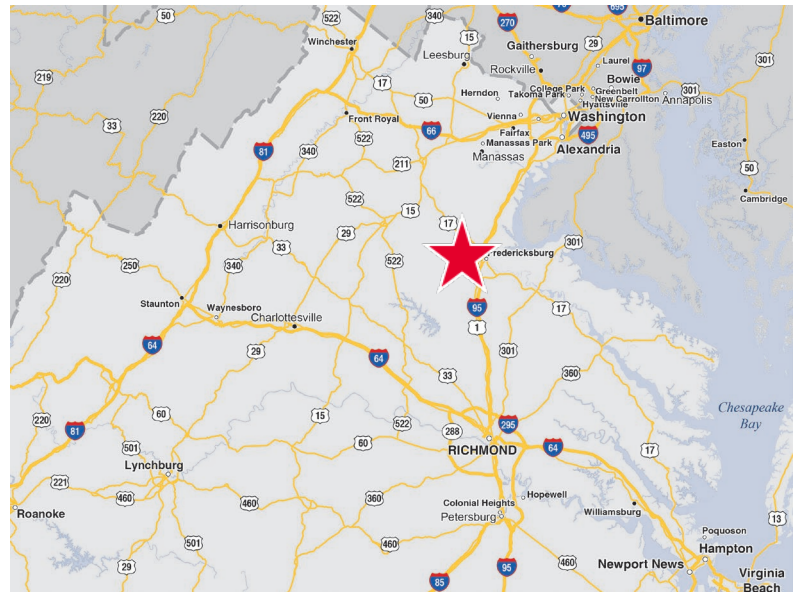


**Property Features**

- Located in the heart of Fredericksburg’s busiest shopping area
- Just off Plank Road and steps from Spotsylvania Towne Centre
- Signage available on monument signs at the intersection of Amos Lane and Plank Road, as well as at Amos Lane and Bragg Road
- Traffic counts of 84,000 vehicles per day on Plank Road

**Specifications**

Total Size	9,072 SF
Availability & Size	1,522 SF – Available Immediately 4,478 SF – 30 – 60 Days
Rental Rate	\$18.00 PSF NNN (\$2.50)



For more information, contact:

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About Fredericksburg:

- One of the fastest growing regions in Virginia for the past ten years
- Ranked number 9 in the “50 Best Cities for Your Startup”
- Strategically located 35 miles south of Washington DC and 50 miles north of Richmond, VA



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FRONT VIEW FROM AMOS LANE



FRONT OF PROPERTY



END CAP INTERIOR



END CAP AVAILABLE. OWNER TO WORK WITH TENANT ON LOCATION TO BUILD STORE ENTRANCE.



MAIN ENTRANCE



COMMON AREA

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**Join Tenants/Nearby Retailers**



**Demographics**

	1 Mile	3 Miles	5 Miles
Population	4,977	52,585	122,970
No. of Households	1,679	19,086	44,416
Avg. HH Income	\$77,762	\$68,791	\$76,846
Daytime Population	10,080	38,232	70,305

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