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RETAIL FOR LEASE

- 3,600 SF end-cap available fronting Plank Rd (Rt.3).
- Great Visibility and High Traffic Counts.
- Delivering in 12-18 months

BILLY KELLY

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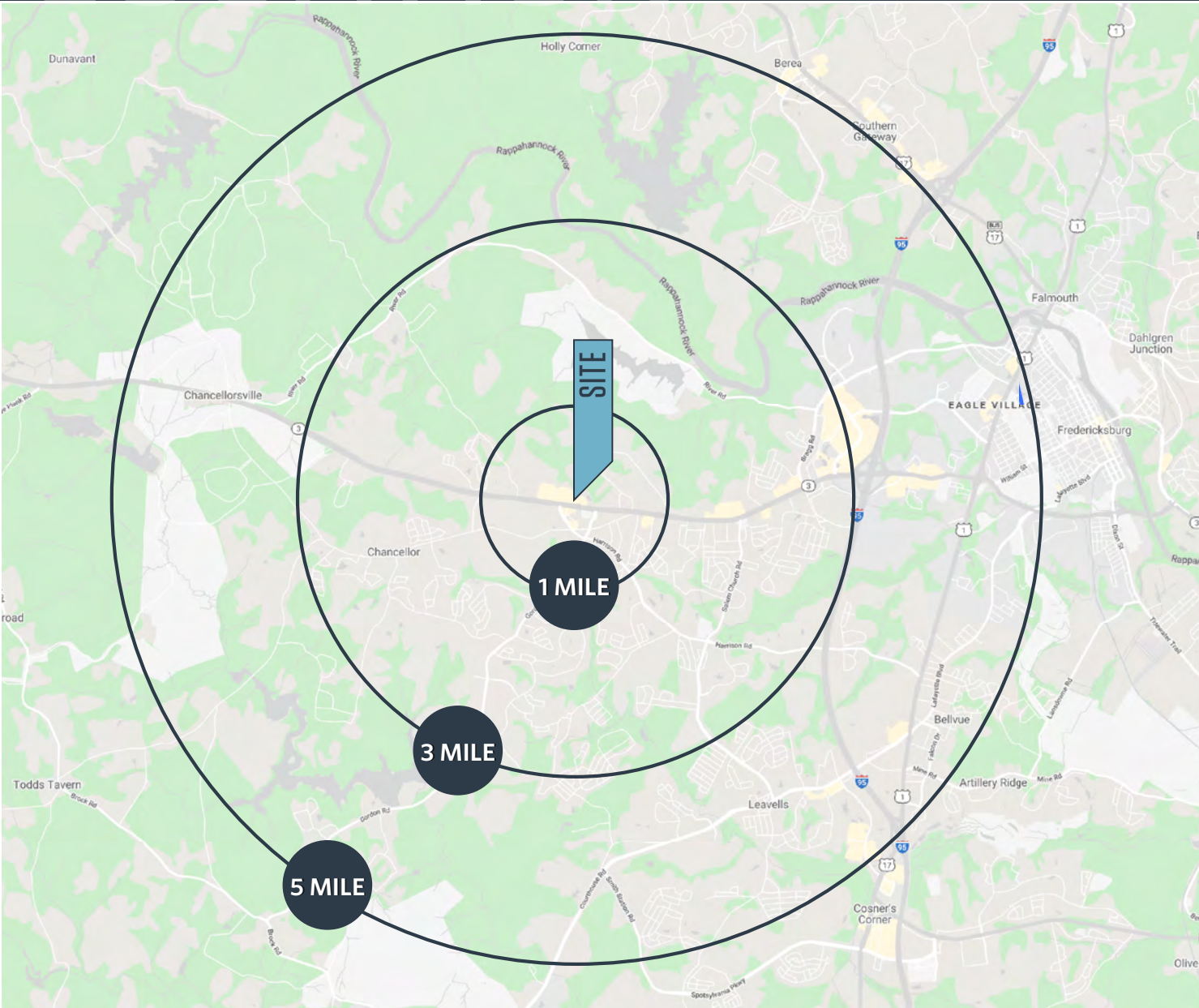
JAKE LEVIN

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LOCATION

5621 PLANK ROAD (HARRISON CROSSING)

FREDERICKSBURG, VA, SPOTSYLVANIA COUNTY



PROPERTY HIGHLIGHTS:

3,600 SF end-cap

DEMOGRAPHICS | 2020:

1-MILE	3-MILE	5-MILE
Population		
5,621	41,163	95,201
Daytime Population		
1,905	13,287	42,824
Households		
2,010	13,941	34,113
Average HH Income		
\$112,420	\$107,129	\$109,502

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2019:

Plank Road (Route 3) 55,932 ADT

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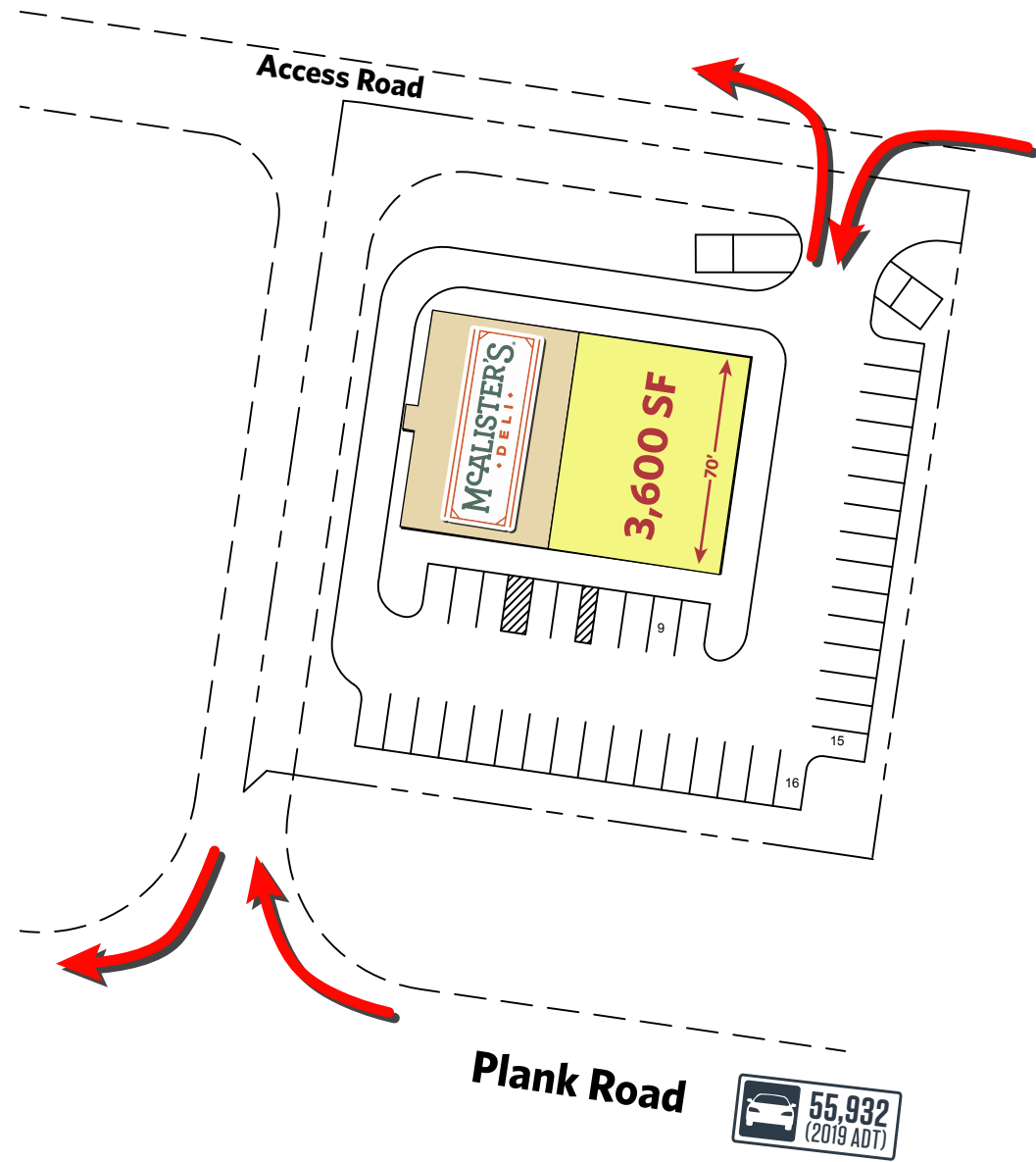
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SITE PLAN

5621 PLANK ROAD (HARRISON CROSSING)

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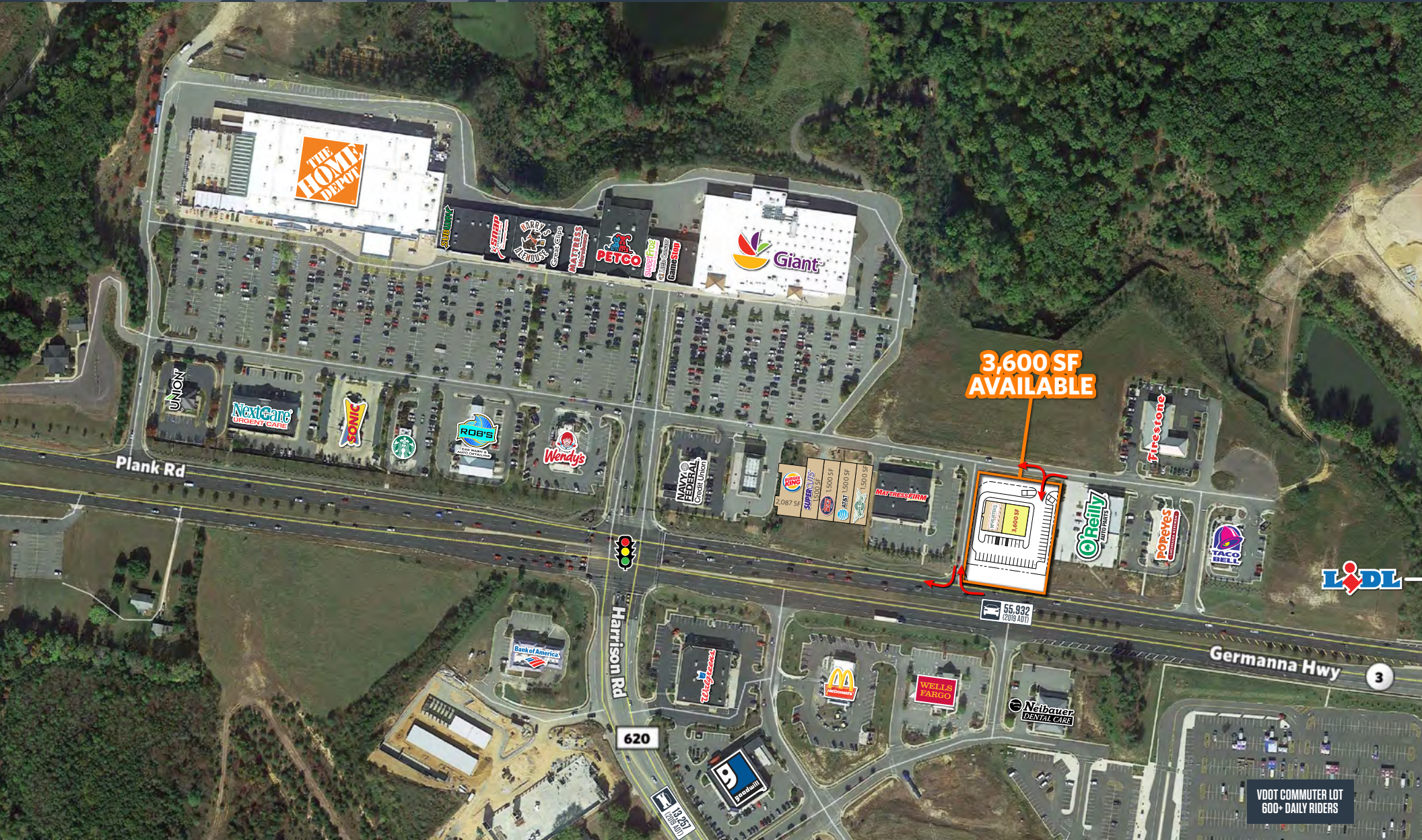
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CLOSE UP

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AERIAL

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FOR MORE INFORMATION, PLEASE CONTACT:

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[CLICK TO VIEW PROPERTY WEBSITE](#)

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