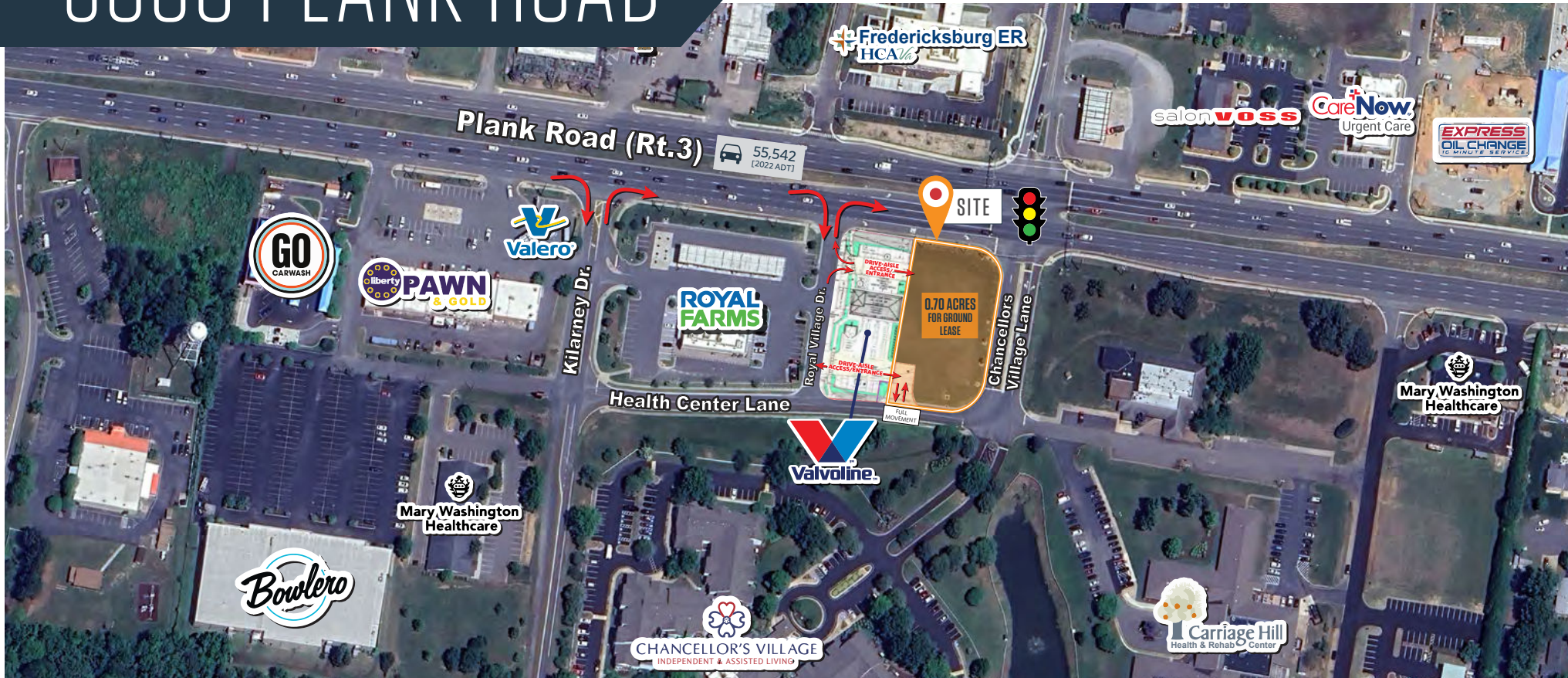


5000 PLANK ROAD

Plank Rd. & Chancellors Village Ln. (5000 Plank Rd.)
Fredericksburg, VA 22407, Spotsylvania County



JOIN NEARBY RETAILERS:



PAD FOR GROUND LEASE:

- 0.70-acre site for ground lease (“as-is” delivery; see “Pad Site Delivery” for “as-is” description).
- Highly visible pad site at the signalized intersection of Plank Road & Chancellors Village Lane.
- Pad site is positioned in the middle of Fredericksburg’s busiest retail corridor.
- Conveniently located between Harrison Crossing to the west and Central Park to the east.
- Multiple ingress/egress points and located on the AM side of Plank Road.



Billy Kelly
bkelly@klnb.com
703-268-2706

Dallon L. Cheney
dcheney@klnb.com
703-268-2703

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com

klnb

5000 PLANK ROAD

Plank Rd. & Chancellors Village Ln. (5000 Plank Rd.)
 Fredericksburg, VA 22407, Spotsylvania County



PLANK ROAD AERIAL

Billy Kelly
 bkelly@klnb.com
 703-268-2706

Dallon L. Cheney
 dcheney@klnb.com
 703-268-2703

8065 Leesburg Pike, Suite 700
 Tysons, VA 22182
 klnb.com



5000 PLANK ROAD

Plank Rd. & Chancellors Village Ln. (5000 Plank Rd.)
Fredericksburg, VA 22407, Spotsylvania County



Billy Kelly
bkelly@klnb.com
703-268-2706

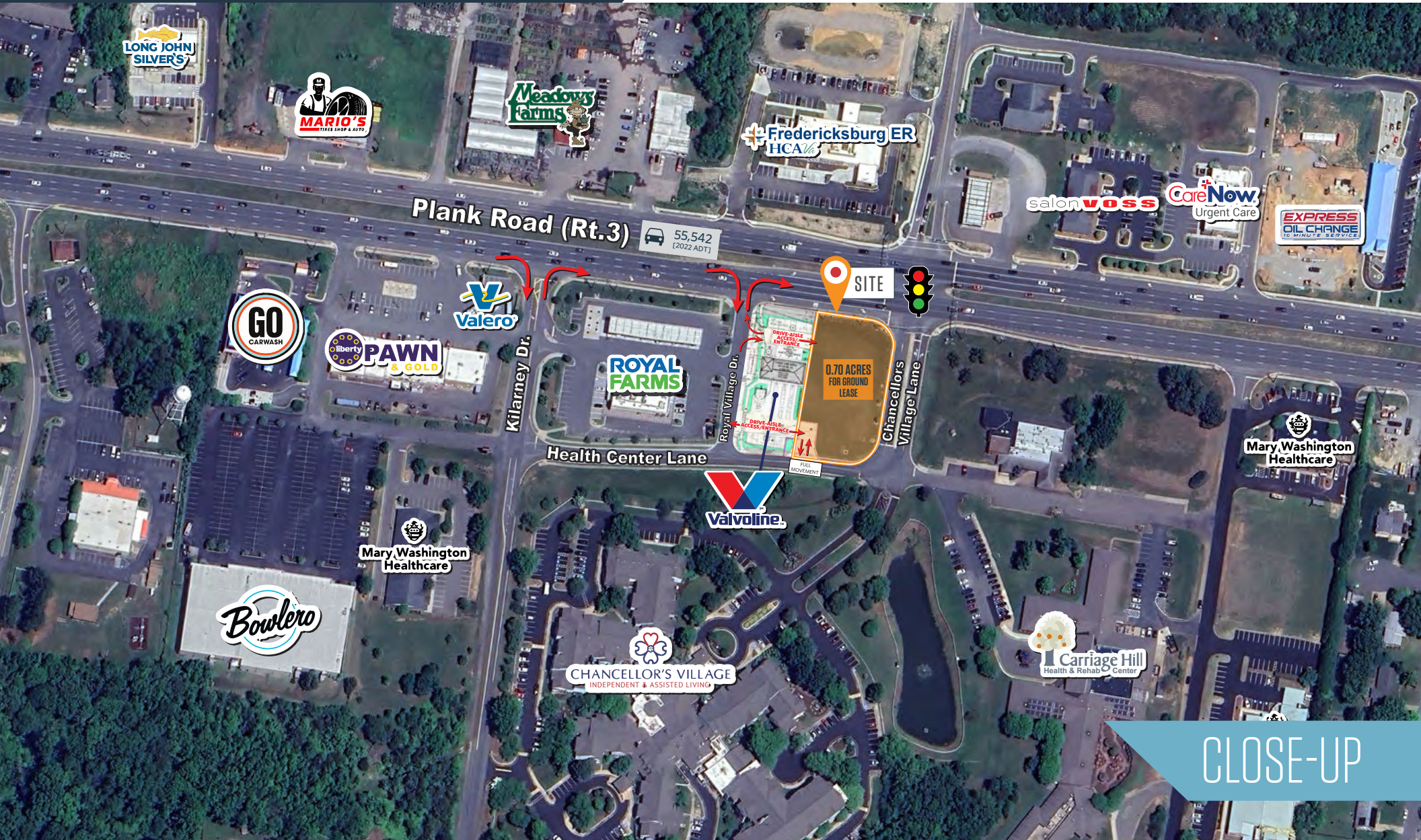
Dallon L. Cheney
dcheney@klnb.com
703-268-2703

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com

klnb

5000 PLANK ROAD

Plank Rd. & Chancellors Village Ln. (5000 Plank Rd.)
Fredericksburg, VA 22407, Spotsylvania County



CLOSE-UP

Billy Kelly
bkelly@klnb.com
703-268-2706

Dallon L. Cheney
dcheney@klnb.com
703-268-2703

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com

klnb

5000 PLANK ROAD

Plank Rd. & Chancellors Village Ln. (5000 Plank Rd.)
Fredericksburg, VA 22407, Spotsylvania County



Billy Kelly
bkelly@klnb.com
703-268-2706

Dallon L. Cheney
dcheney@klnb.com
703-268-2703

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com

klnb

5000 PLANK ROAD

Plank Rd. & Chancellors Village Ln. (5000 Plank Rd.)
Fredericksburg, VA 22407, Spotsylvania County



STREET VIEW PHOTOS

Billy Kelly
bkelly@klnb.com
703-268-2706

Dallon L. Cheney
dcheney@klnb.com
703-268-2703

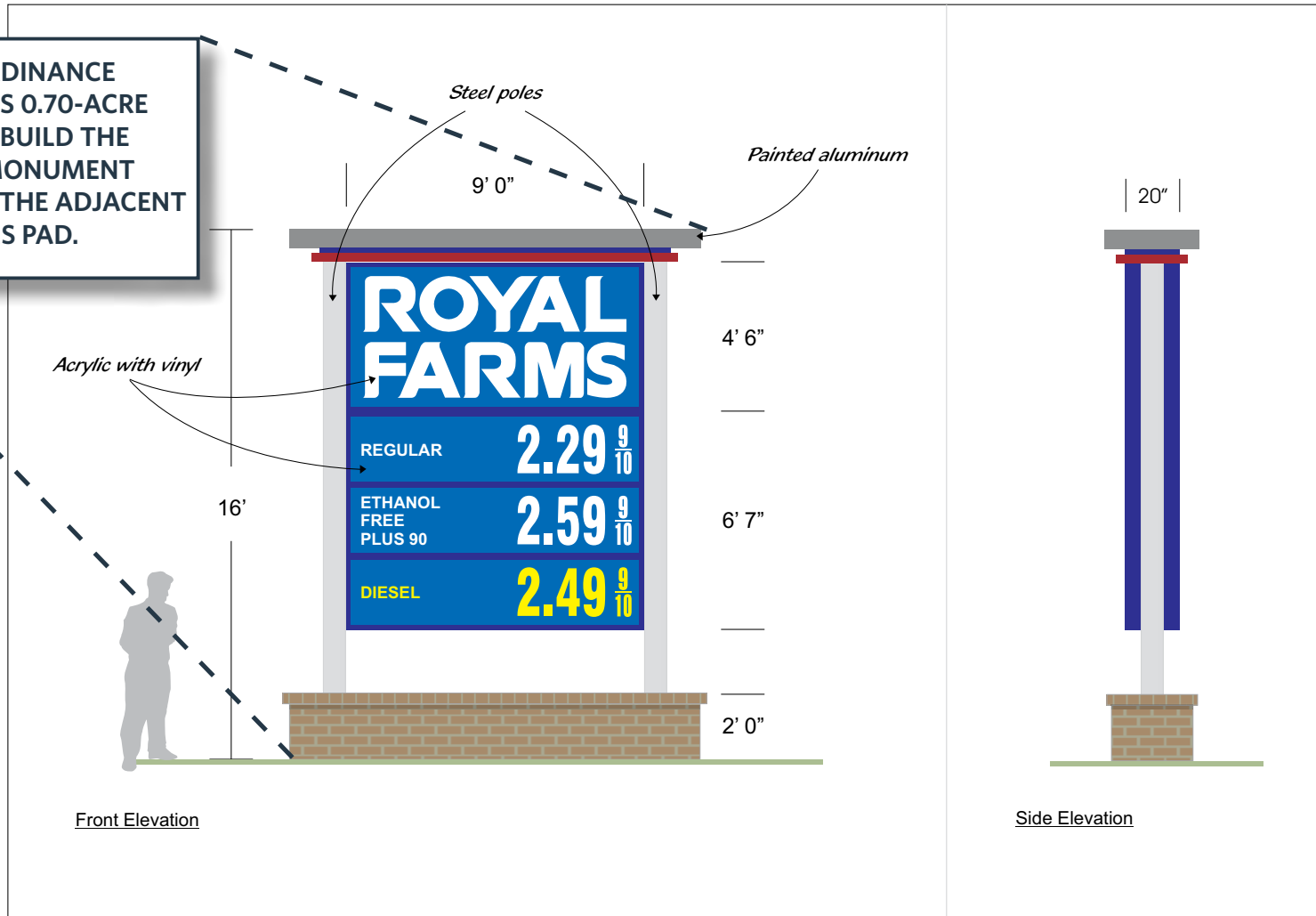
8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com

klnb

5000 PLANK ROAD

Plank Rd. & Chancellors Village Ln. (5000 Plank Rd.)
Fredericksburg, VA 22407, Spotsylvania County

THE SIGN ORDINANCE PERMITS THIS 0.70-ACRE PAD SITE TO BUILD THE SAME SIZE MONUMENT SIGNAGE AS THE ADJACENT ROYAL FARMS PAD.



Sample Pylon	Overall Height	Total Square Footage	Number of Grades	Numeral Size
Scale 1/4" = 1'	16'	99.75	3	18"

SAMPLE MONUMENT SIGNAGE

Billy Kelly
bkelly@klnb.com
703-268-2706

Dallon L. Cheney
dcheney@klnb.com
703-268-2703

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com



5000 PLANK ROAD

Plank Rd. & Chancellors Village Ln. (5000 Plank Rd.)
Fredericksburg, VA 22407, Spotsylvania County

Size: 0.70 Acres

Zoning: C-2

Access:

- Plank Road, Health Center Lane, and Private Drive adjacent to Royal Farms.
- Direct access available to private drive and Health Center Lane.

Earthwork:

- Lot is rough-graded with compaction certification.

Utilities:

- Water stubbed onto the lot.
- Sanitary sewer on the lot.
- Storm drain on the lot.
- Verizon on the front of the lot.
- Comcast on the power poles fronting the lot.
- Electric - Dominion Power on the lot.
- Natural Gas - Columbia Gas on the front of the lot.

Storm Water Management:

- Quantity control satisfied off lot with regional pond.
- Quality control - most is satisfied off lot at regional pond.
- Small quality portion will need to be satisfied on lot or purchase of nutrient credits.

Monument Sign:

- HCOD Regulations apply; monument style; Height limit - 16 feet; sign area limit - 100 SF.

Environmental:

- Phase 1 and 2 reports available for review; no recognized issues.

PAD SITE DELIVERY

Billy Kelly
bkelly@klnb.com
703-268-2706

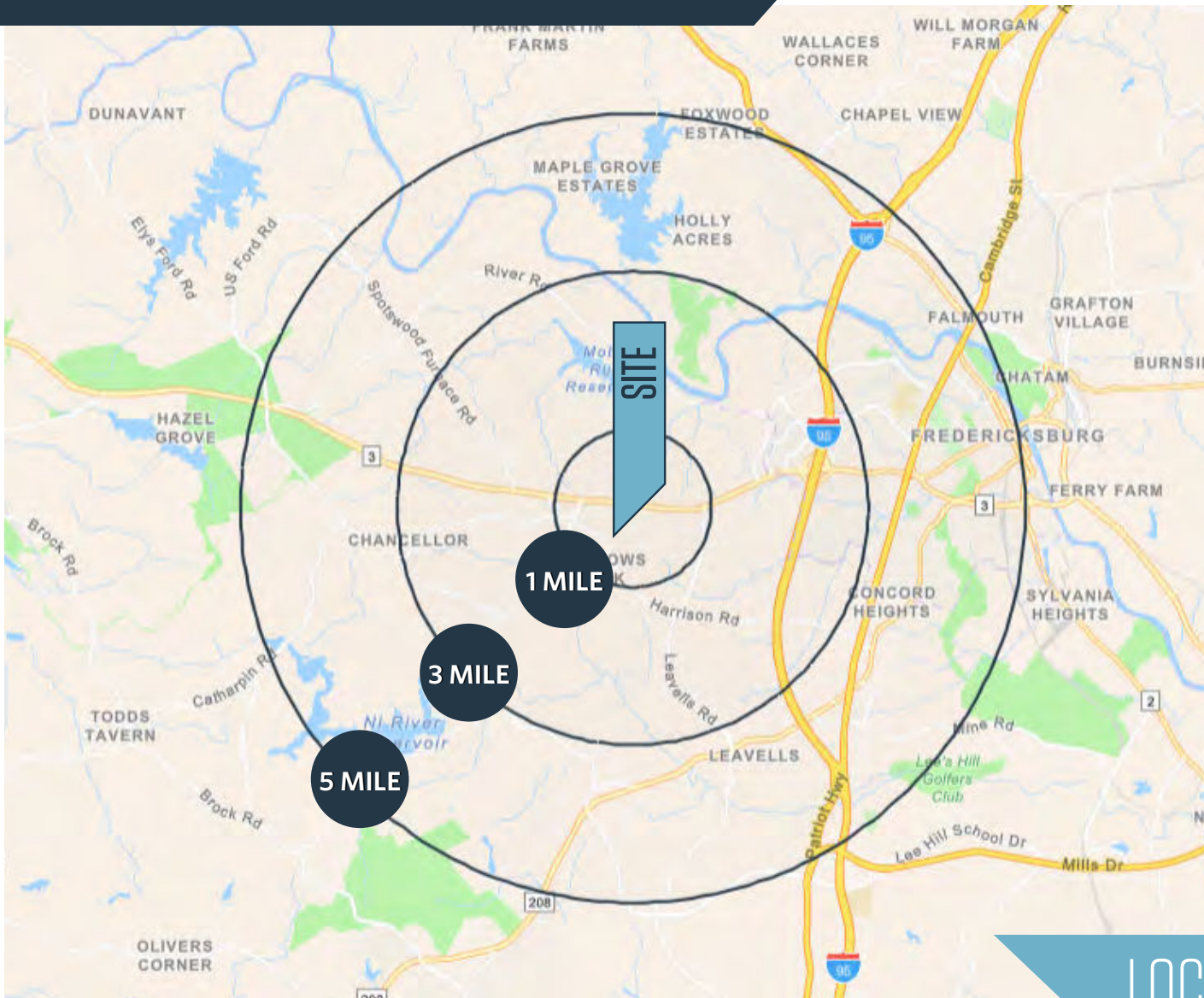
Dallon L. Cheney
dcheney@klnb.com
703-268-2703

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com

klnb

5000 PLANK ROAD

Plank Rd. & Chancellors Village Ln. (5000 Plank Rd.)
Fredericksburg, VA 22407, Spotsylvania County



AVAILABLE PAD FOR GROUND LEASE

0.70 Acres ("as-is" delivery)

DEMOGRAPHICS | 2023:

1-MILE	3-MILE	5-MILE
Population		
5,490	46,514	111,413
Daytime Population		
2,296	20,743	64,145
Households		
2,043	16,410	41,231
Average HH Income		
\$123,534	\$125,773	\$123,766

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

Plank Road (Rt. 3) 55,542 ADT

LOCATION & DEMOGRAPHICS

Billy Kelly
bkelly@klnb.com
703-268-2706

Dallon L. Cheney
dcheney@klnb.com
703-268-2703

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com

klnb

5000 PLANK ROAD

Plank Rd. & Chancellors Village Ln. (5000 Plank Rd.)
Fredericksburg, VA, Spotsylvania County

[CLICK TO VIEW PROPERTY WEBSITE](#)

For More Information, Please Contact:

Billy Kelly

bkelly@klnb.com

703-268-2706

Dallon L. Cheney

dcheney@klnb.com

703-268-2703

8065 Leesburg Pike, Suite 700
Tysons, VA 22182

klnb.com



[instagram.com/klnbcre](https://www.instagram.com/klnbcre)



[linkedin.com/company/klnb](https://www.linkedin.com/company/klnb)



[facebook.com/KLNBCRE](https://www.facebook.com/KLNBCRE)

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

klnb