

WESTWOOD SHOPPING CENTER

1905-2051 Plank Road, Fredericksburg, VA 22401
Spotsylvania County

JUST SIGNED!
LATIN BEAUTY SALON



RETAIL FOR LEASE

JOIN:










PROPERTY HIGHLIGHTS:

- 113,630 SF community shopping center located along the busy Plank Road (Rt. 3).
- Less than half mile from Fredericksburg's busiest interchange at I-95 and Rt. 3.
- Prominent signage on Plank Road with over 50,074 ADT.
- Great mix of national, regional, and local tenants.

SPACE	SIZE	RATE	DELIVERY CONDITION	TIMING OF AVAILABILITY
A-13	2,277 SF (18'x126')	"MARKET**"	"AS-IS" (former cabinet store)	IMMEDIATE
A-26	1,200 SF (15'x80')	"MARKET**"	"AS-IS" (former dry cleaner)	IMMEDIATE
*EST. NNN's: \$3.27 PSF				

Forrest H. Morrill
fmorrill@klnb.com
703-268-2707

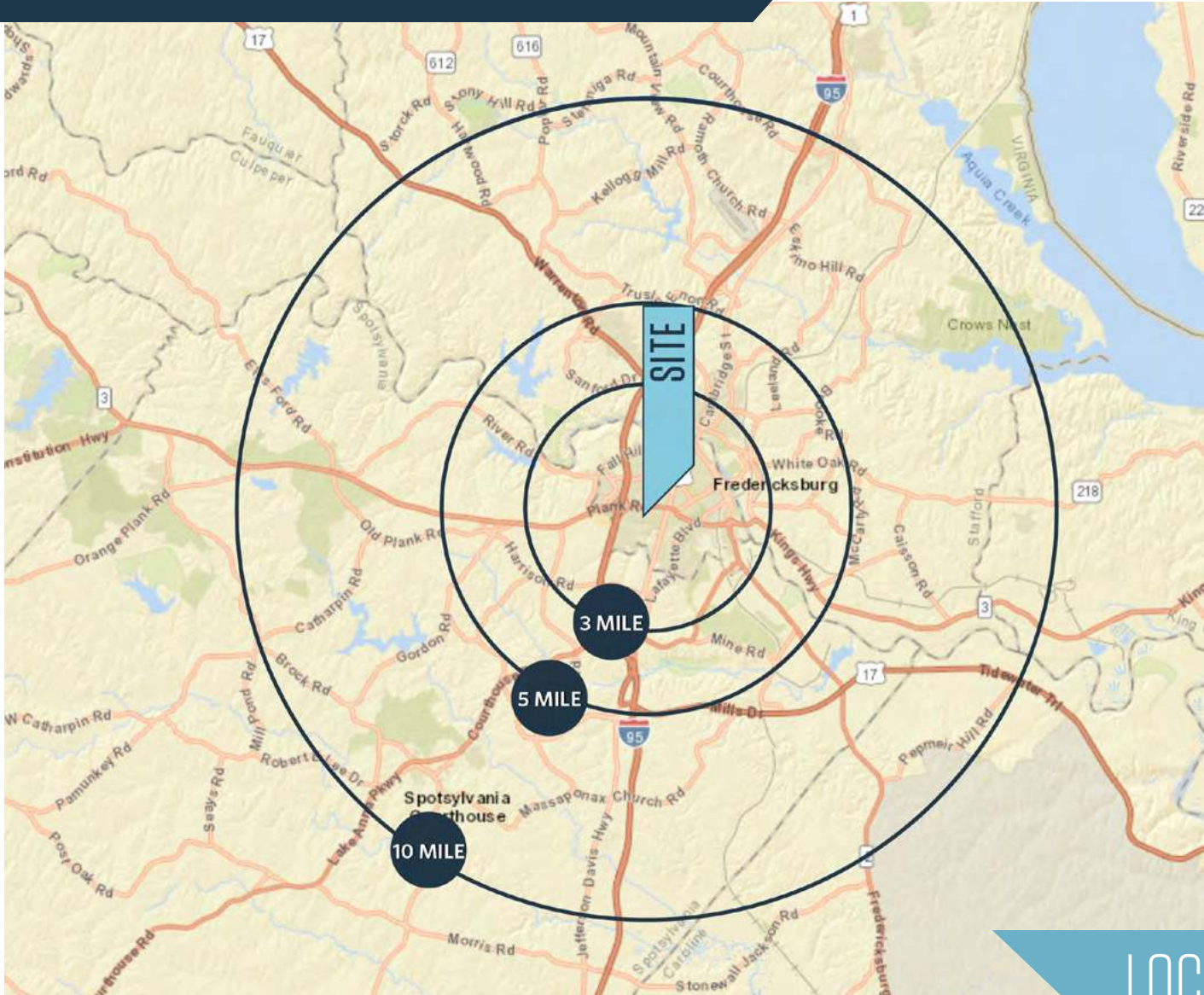
Dallon L. Cheney
dcheney@klnb.com
703-268-2703

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Tysons, VA 22182
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DEMOGRAPHICS | 2023:

	3-MILE	5-MILE	10-MILE
Population	55,074	135,043	224,173
Daytime Population	73,723	141,325	212,743
Households	21,361	50,795	80,036
Average HH Income	\$121,051	\$129,310	\$135,991
Median HH Income	\$90,827	\$101,122	\$105,475
Median Age	35.4	37.2	37.4

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

Plank Road	50,074 ADT
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LOCATION & DEMOGRAPHICS

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SITE PLAN



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SCALE
0 1/2 Mile 1 Mile

FREDERICKSBURG



OVERVIEW AERIAL

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1,200 SF
former dry cleaner



PHOTOS

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2,277 SF

- Former cabinet store.

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LOOKING EAST ACROSS
WESTWOOD SHOPPING CENTER



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[CLICK TO VIEW PROPERTY WEBSITE](#)

For More Information, Please Contact:

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