

# 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).
- 6,000 SF End-Cap available.
- 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
A-27	6,000 SF (75'x80')	"MARKET**"	"AS-IS" (former mattress store)	IMMEDIATE
*EST. NNN's: \$3.27 PSF				

Forrest H. Morrill  
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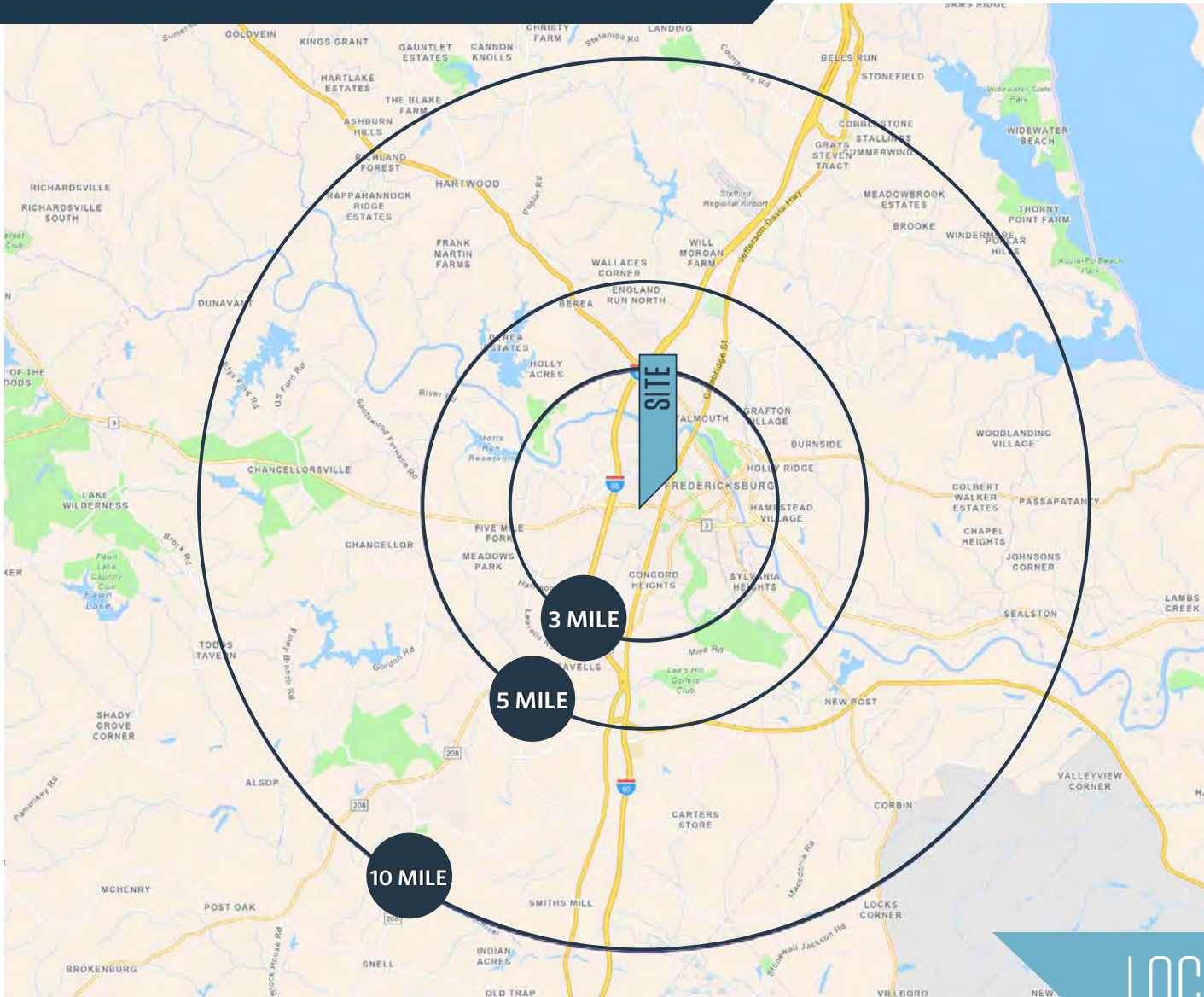
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## DEMOGRAPHICS | 2024:

	3-MILE	5-MILE	10-MILE
Population	54,918	133,967	224,689
Daytime Population	73,561	140,694	213,106
Households	21,390	50,478	80,259
Average HH Income	\$121,315	\$129,107	\$135,965
Median HH Income	\$91,129	\$100,988	\$105,500
Median Age	35.3	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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**6,000 SF**  
former mattress  
store



PHOTOS

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**1,200 SF**  
former dry cleaner



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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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