

WESTWOOD SHOPPING CENTER

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



RETAIL FOR LEASE

JOIN: 



DOLLAR GENERAL



HARBOR FREIGHT TOOLS
Quality Tools at Ridiculously Low Prices



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-04	1,500 SF	"MARKET**"	"AS-IS" (current Vocelli Pizza)	10/1/2025
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
fmorrill@klnb.com
703-268-2707

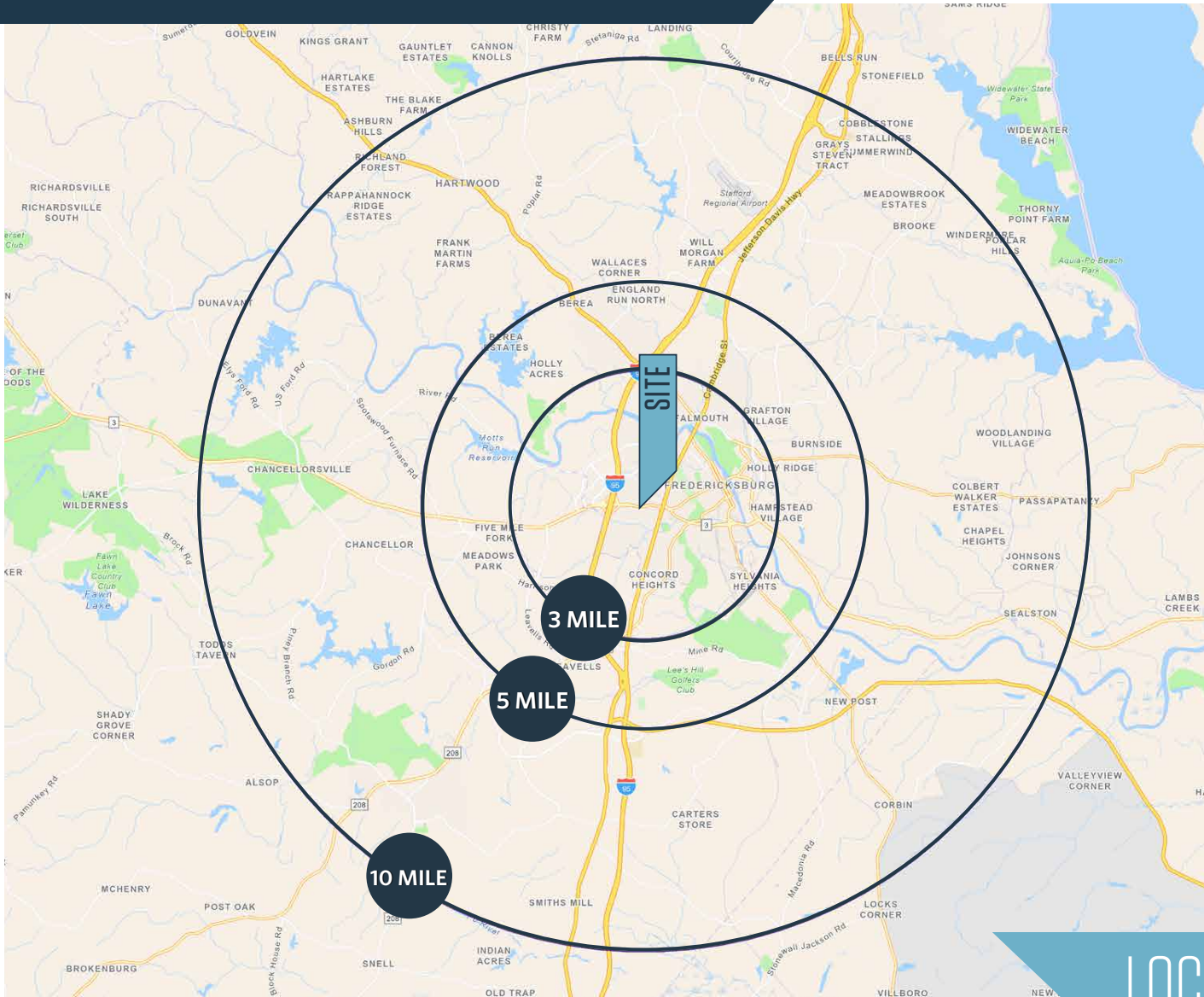
Dallon L. Cheney
dcheney@klnb.com
703-268-2703

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



WESTWOOD SHOPPING CENTER

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



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
------------	------------

LOCATION & DEMOGRAPHICS

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

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

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



WESTWOOD SHOPPING CENTER

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

SITE PLAN



SPACE	SIZE	RATE	DELIVERY CONDITION	TIMING OF AVAILABILITY
A-04	1,500 SF	"MARKET**"	"AS-IS" (current Vocelli Pizza)	10/1/2025
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
fmorrill@klnb.com
703-268-2707

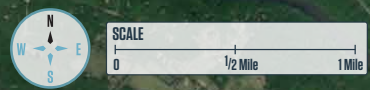
Dallon L. Cheney
dcheney@klnb.com
703-268-2703

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



WESTWOOD SHOPPING CENTER

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



FREDERICKSBURG



OVERVIEW AERIAL

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

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

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



WESTWOOD SHOPPING CENTER

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

6,000 SF
former mattress
store



PHOTOS

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

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

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

klnb

WESTWOOD SHOPPING CENTER

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

1,200 SF
former dry cleaner



PHOTOS

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

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

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

klnb

WESTWOOD SHOPPING CENTER

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



2,277 SF

- Former cabinet store.

PHOTOS

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

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

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

klnb

WESTWOOD SHOPPING CENTER

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

LOOKING EAST ACROSS
WESTWOOD SHOPPING CENTER



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

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

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

klnb

WESTWOOD SHOPPING CENTER

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

[CLICK TO VIEW PROPERTY WEBSITE](#)

For More Information, Please Contact:

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

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.