

WESTWOOD SHOPPING CENTER

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



RETAIL FOR LEASE

JOIN: 

DISCOUNT APPLIANCES

PROPERTY HIGHLIGHTS:

- 113,630 SF community shopping center located along the busy Plank Road (Rt. 3).
- 2nd generation restaurant space coming 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
*EST. NNN's: \$3.27 PSF				

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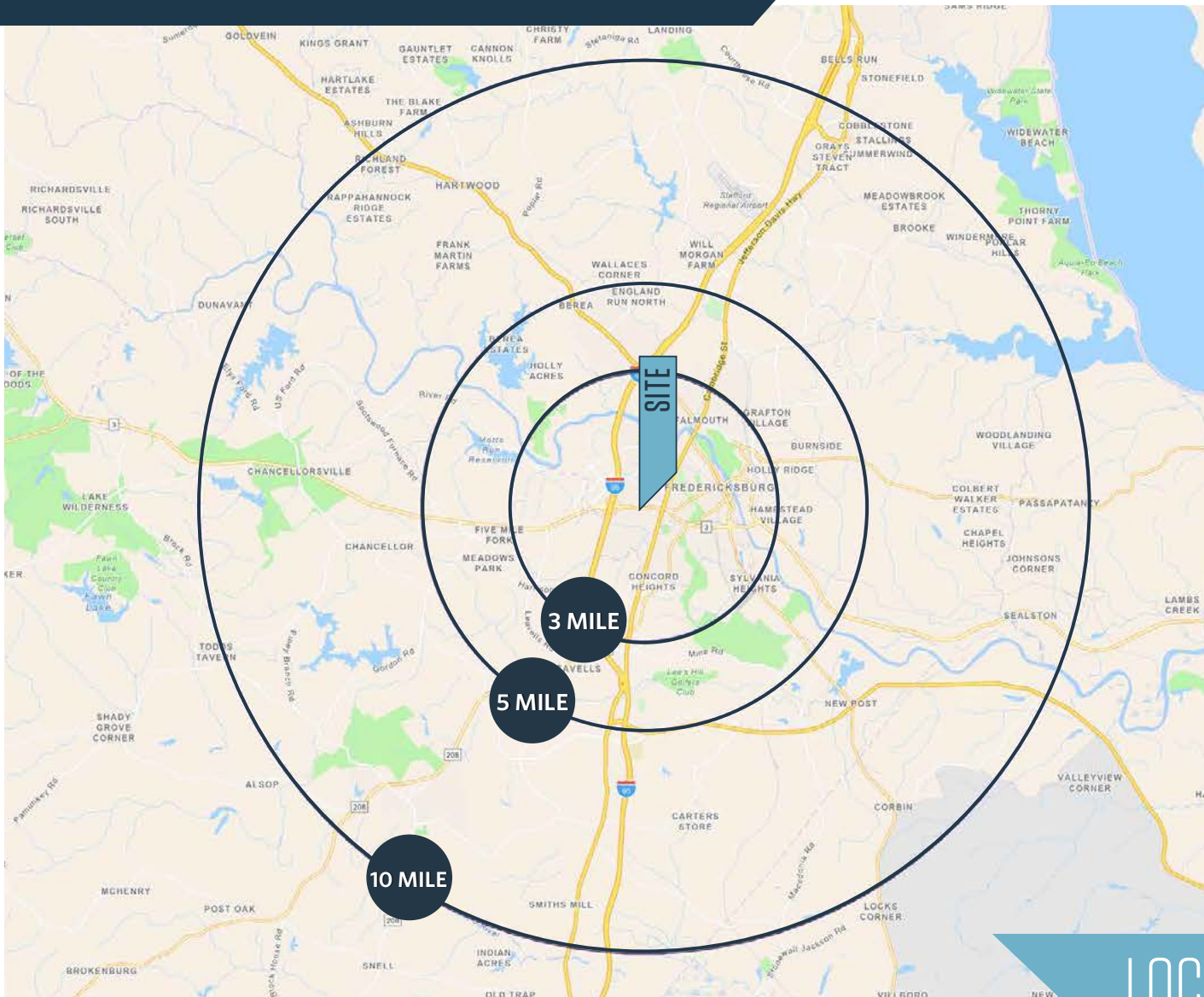
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DEMOGRAPHICS | 2024:

	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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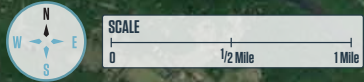
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FREDERICKSBURG



OVERVIEW AERIAL

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1,500 SF

Currently Vocelli
Pizza



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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
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[CLICK TO VIEW PROPERTY WEBSITE](#)

For More Information, Please Contact:

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