

ROUTE 3 VILLAGE CENTER

2213-2229 Plank Road, Fredericksburg, VA 22401
Spotsylvania County



RETAIL FOR LEASE

JOIN:



PROPERTY HIGHLIGHTS:

- 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.
- Pylon signage opportunity.

SPACE	SIZE	RATE	DELIVERY CONDITION	TIMING OF AVAILABILITY
2221	2,113 SF	"MARKET"	"AS-IS" (VANILLA SHELL)	IMMEDIATE
*EST. NNN's: \$5.17 PSF				

Forrest H. Morrill
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703-268-2707

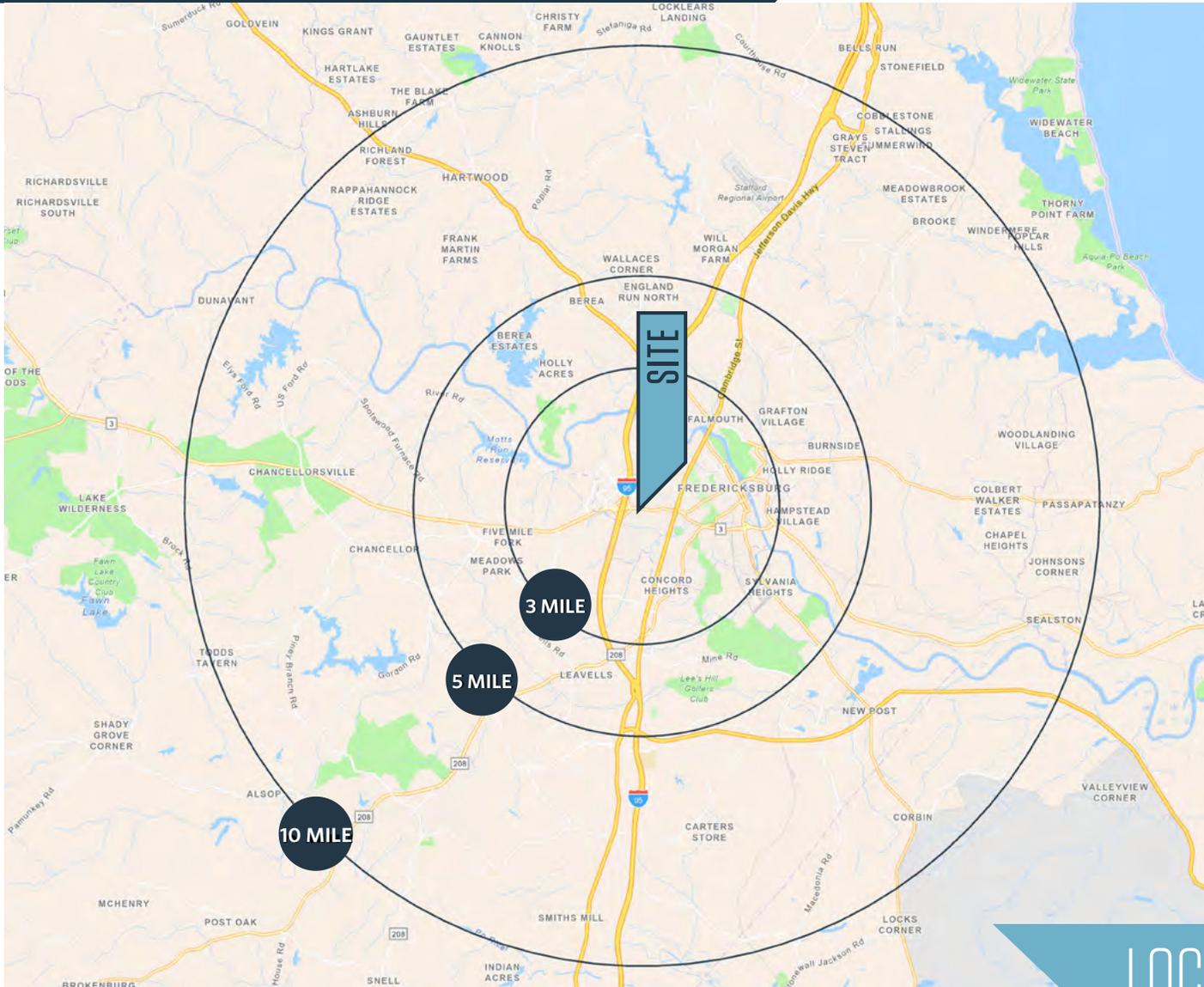
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DEMOGRAPHICS | 2024:

	3-MILE	5-MILE	10-MILE
Population	55,687	136,613	223,780
Daytime Population	73,522	142,393	212,075
Households	21,651	51,195	79,939
Average HH Income	\$120,231	\$129,203	\$135,885
Median HH Income	\$90,004	\$101,178	\$105,408
Median Age	35.5	37.2	37.4

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

Plank Road 50,074 ADT

LOCATION & DEMOGRAPHICS

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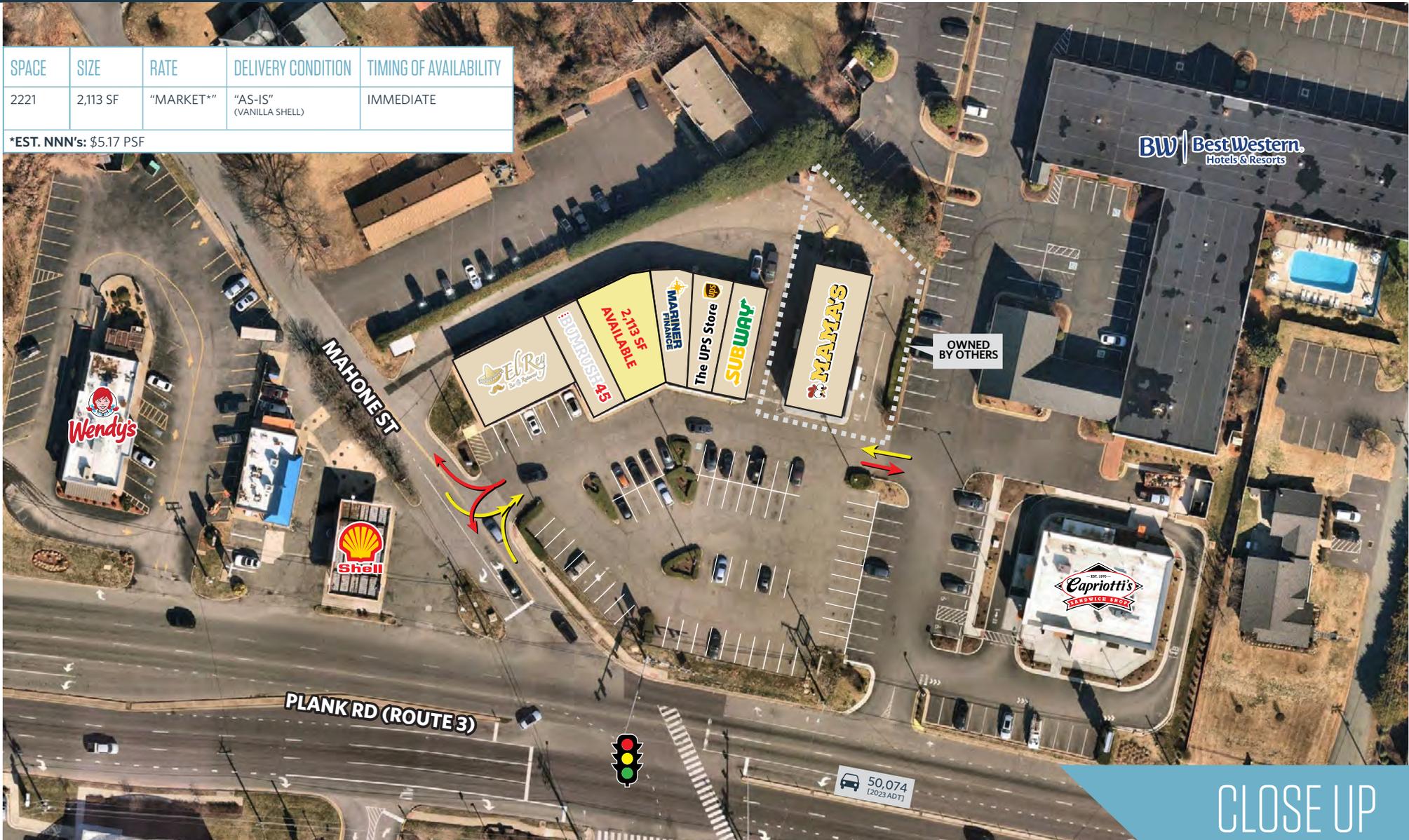


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SITE PLAN

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2,113 SF

PHOTOS

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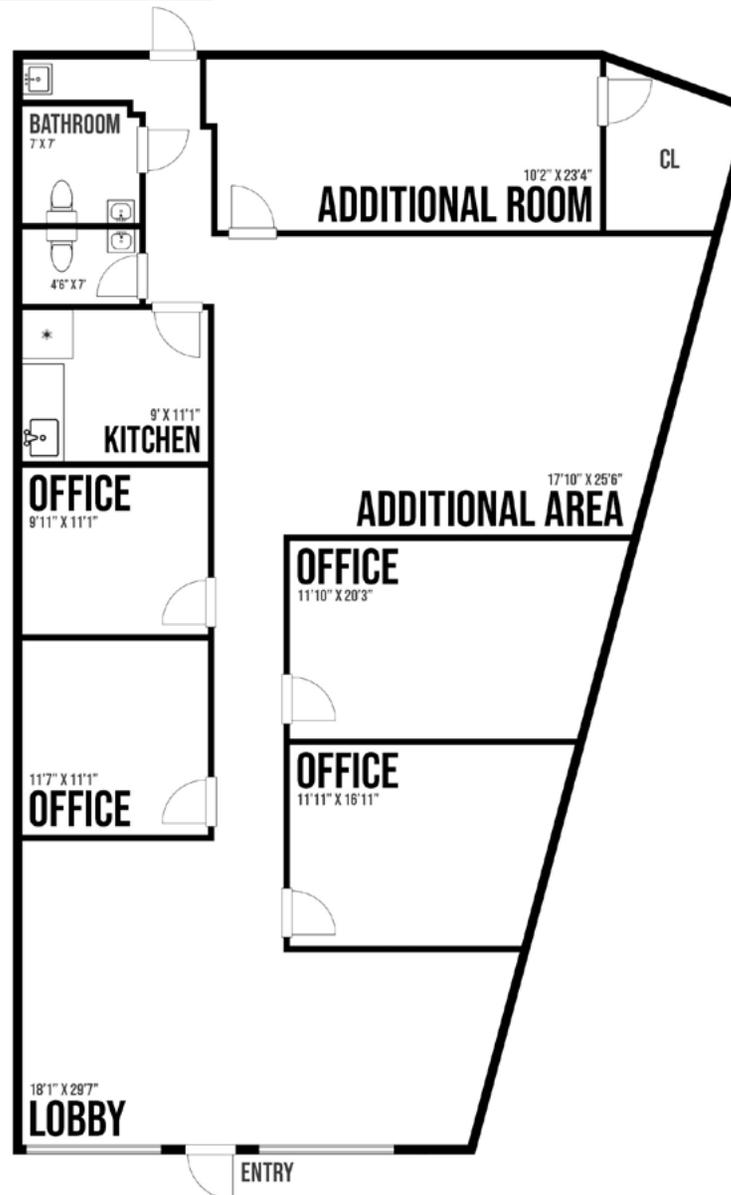
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2,113 SF



SUITE 2221 LOD

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[CLICK TO VIEW PROPERTY WEBSITE](#)

For More Information, Please Contact:

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