

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
2229	2,560 SF	"MARKET"	"AS-IS" (2ND GEN RESTAURANT)	IMMEDIATE
*EST. NNN's: \$5.17 PSF				

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

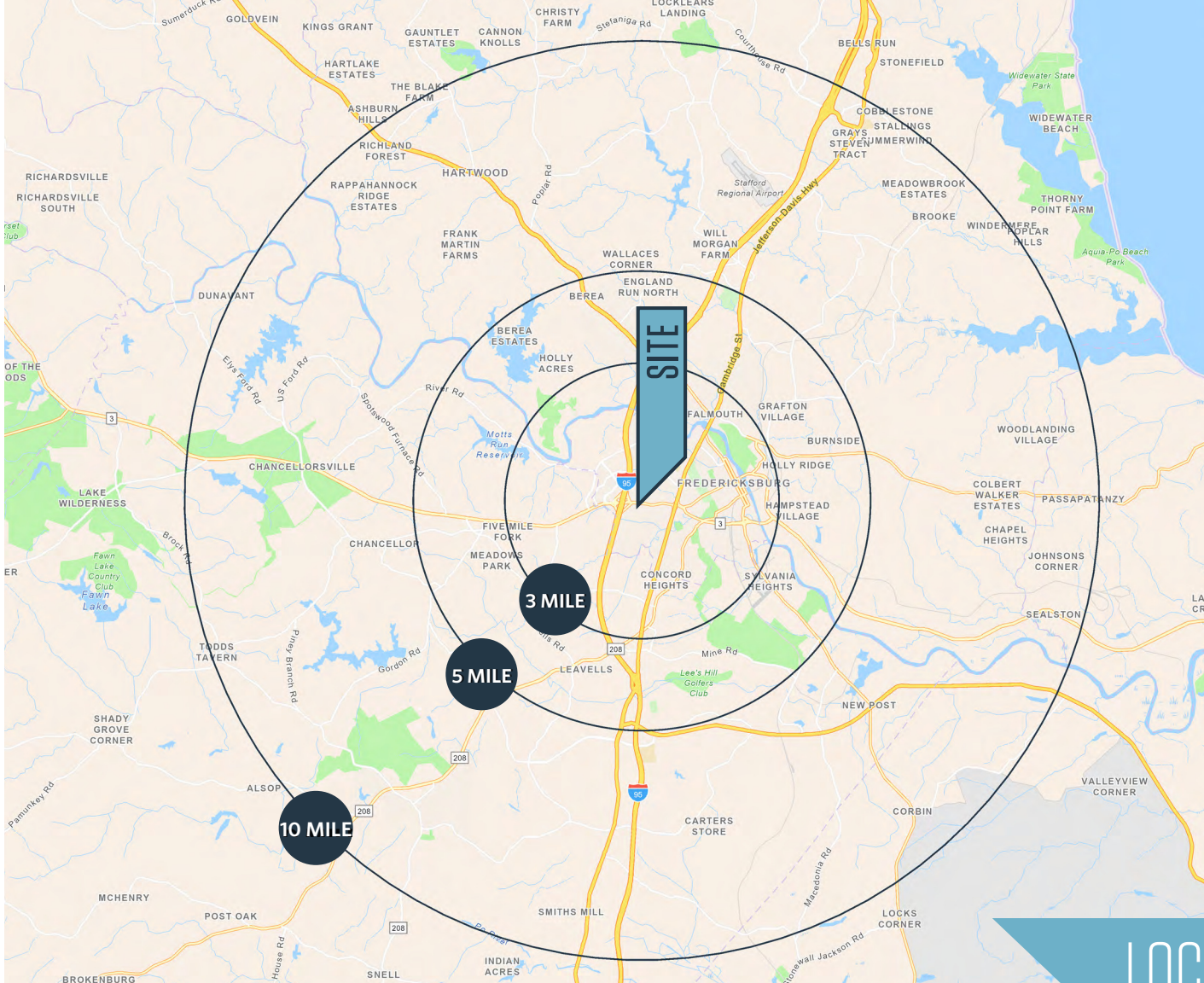
Dallon L. Cheney
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8065 Leesburg Pike, Suite 700
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DEMOGRAPHICS | 2025:

	3-MILE	5-MILE	10-MILE
Population	56,618	137,803	225,899
Daytime Population	73,622	144,042	215,025
Households	22,113	51,762	81,111
Average HH Income	\$124,067	\$134,268	\$141,442
Median HH Income	\$93,357	\$107,864	\$116,258
Median Age	35.8	37.4	37.7

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2024:

Plank Road 53,911 ADT

LOCATION & DEMOGRAPHICS

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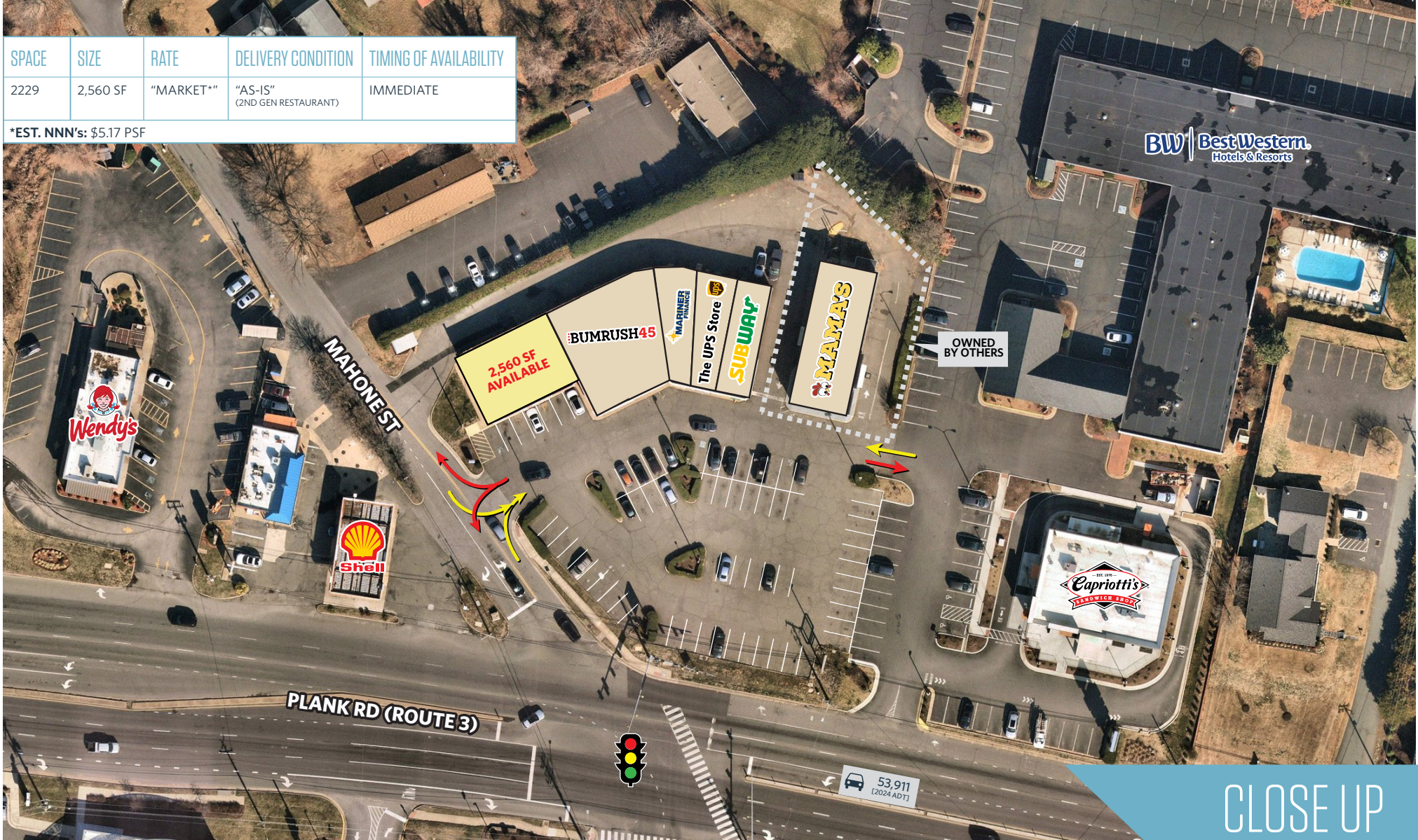


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CLOSE UP

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SITE PLAN

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OVERVIEW AERIAL

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MIDVIEW AERIAL

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2,560 SF



PHOTOS

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[CLICK TO VIEW PROPERTY WEBSITE](#)

For More Information, Please Contact:

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