

WESTWOOD SHOPPING CENTER

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

NOW OPEN!
PIZZA
BOLI'S



RETAIL FOR LEASE

JOIN: 

DOLLAR GENERAL



**DISCOUNT
APPLIANCES**



PIZZA
BOLI'S

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).
- Less than half mile from Fredericksburg's busiest interchange at I-95 and Rt. 3.
- Prominent signage on Plank Road with over 49,714 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

*EST. NNN's: \$3.27 PSF

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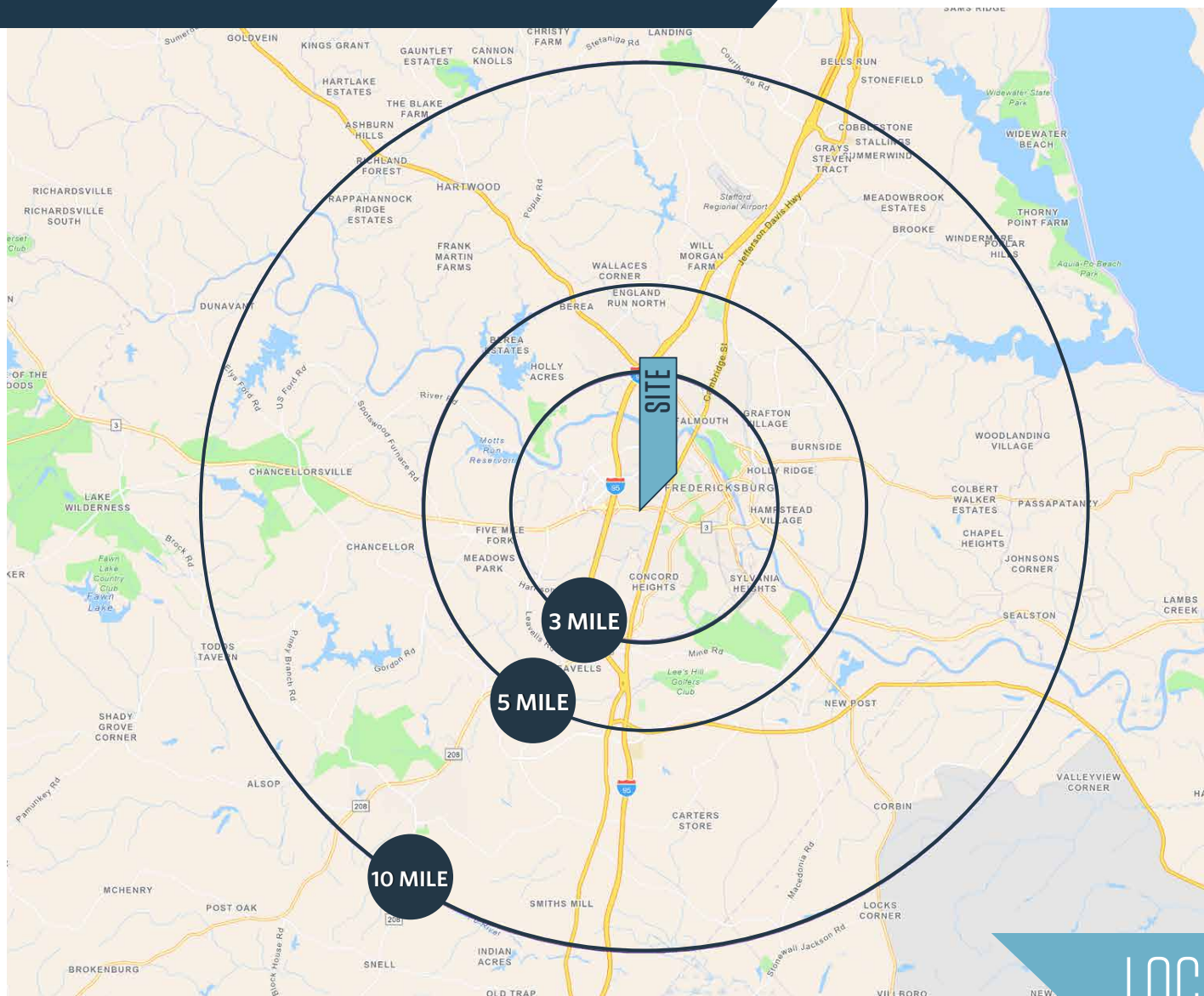
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DEMOGRAPHICS | 2026:

3-MILE	5-MILE	10-MILE
Population		
59,917	139,463	233,497
Daytime Population		
47,780	77,875	109,342
Households		
23,459	52,786	84,038
Average HH Income		
\$119,962	\$131,099	\$139,523
Median HH Income		
\$94,943	\$107,707	\$115,380
Median Age		
36.0	37.5	37.7

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2024:

Plank Road	49,714 ADT
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LOCATION & DEMOGRAPHICS

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SITE PLAN



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1,200 SF
former dry cleaner



PHOTOS

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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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