

**BUILDING FOR LEASE OR
PAD FOR GROUND RENT**



3557 Plank Road

Fredericksburg, VA

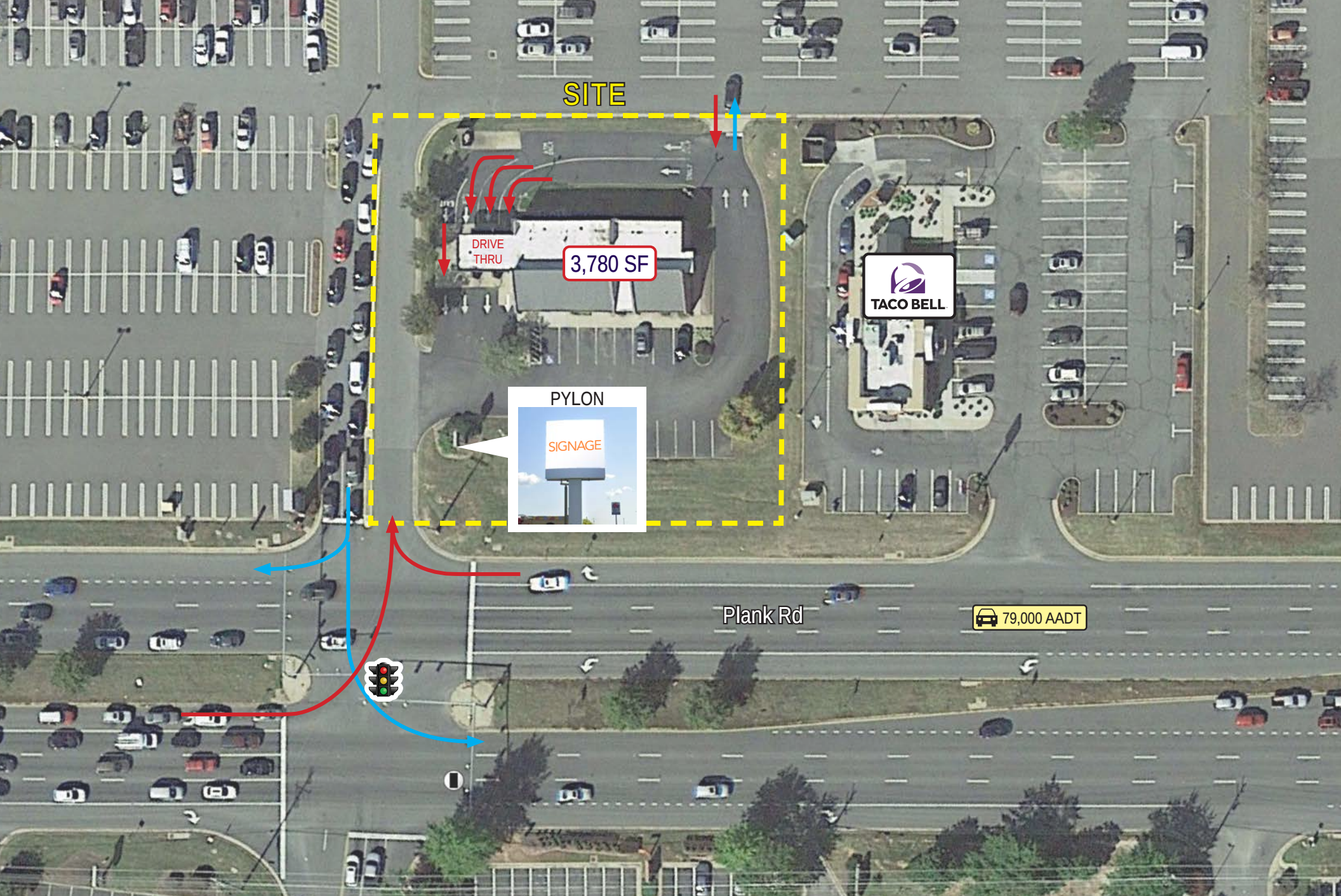
Overview

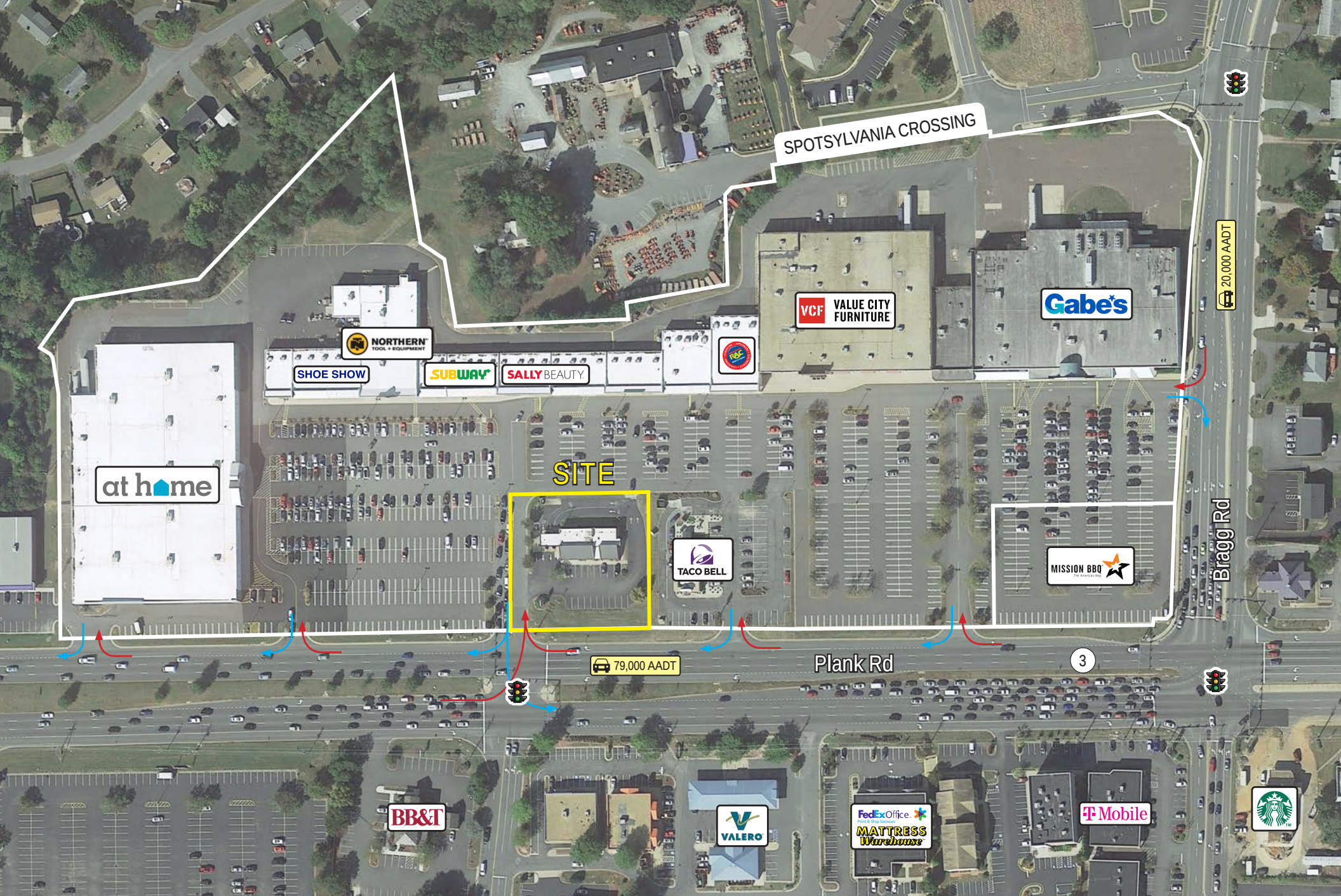
High-profile pad site at the entrance to the Spotsylvania Crossing Shopping Center on Plank Road in Fredericksburg, VA. This former bank facility has signalized access and excellent visibility with a freestanding, dedicated pylon sign. The property is situated two blocks west of Central Park, the largest power center on the East Coast, and the Spotsylvania Towne Center (Cafaro), a regional mall anchored by Costco, Paragon Theaters, Macy's, Dick's and Belk Department Store. Building and drive-thru improvements can be re-used by a new tenant or redeveloped for a different use.

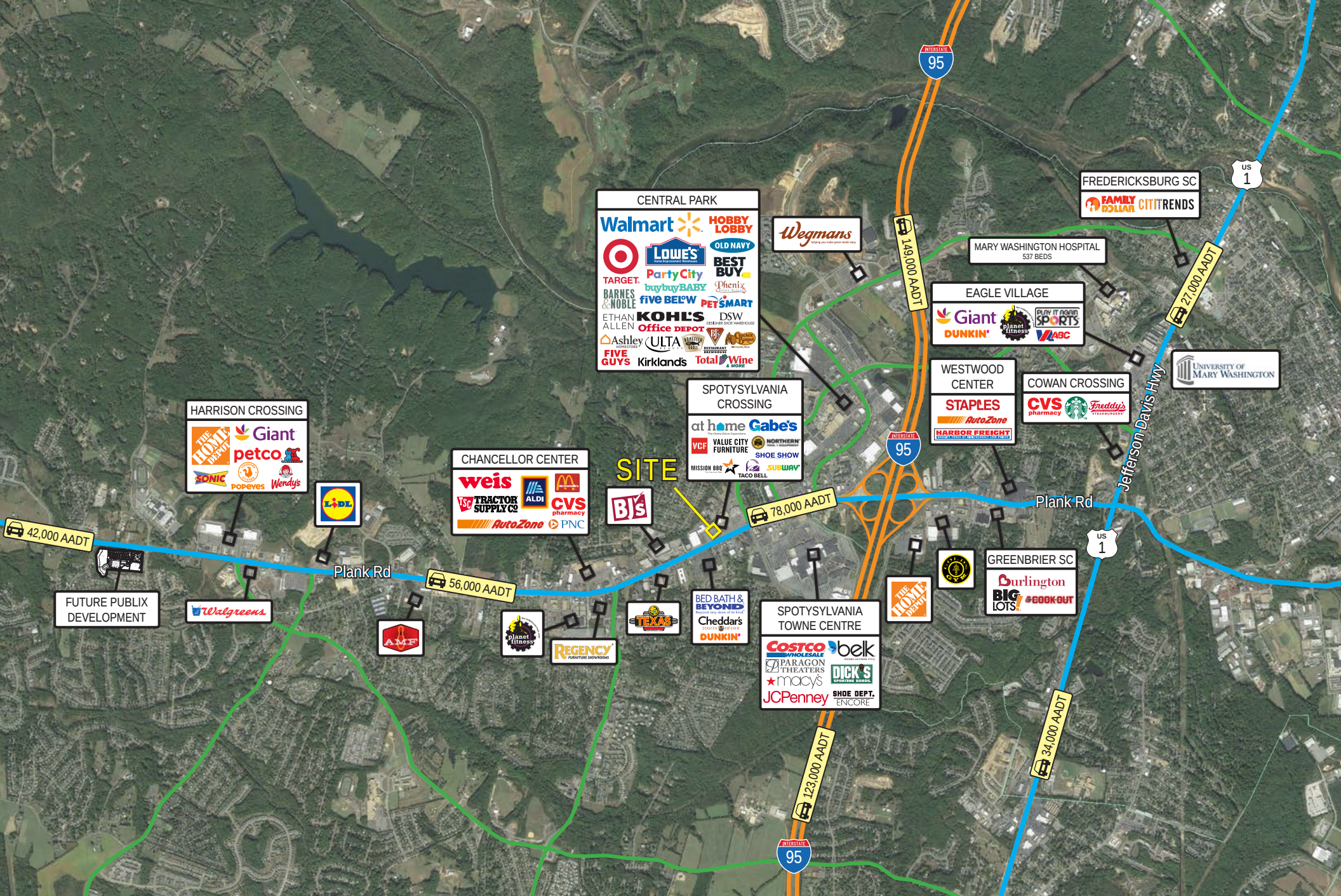
Quick Facts

Availability	Immediate
Size	Building: ± 3,780 square feet; Lot: 0.92 AC
Rental Rate	TBD
Zoning	C2
Nearby Retailers	   

2020 Demographics	1 mile	3 miles	5 miles
 POPULATION	4,754	52,319	127,115
 HOUSEHOLDS	1,476	18,774	45,853
 AVG. HH INCOME	\$109,287	\$99,340	\$107,646
 DAYTIME POPULATION	9,448	57,340	133,041
 TRAFFIC COUNT	79,000 AADT (Plank Road)	123,000 AADT (I-95)	







Interested? Contact:

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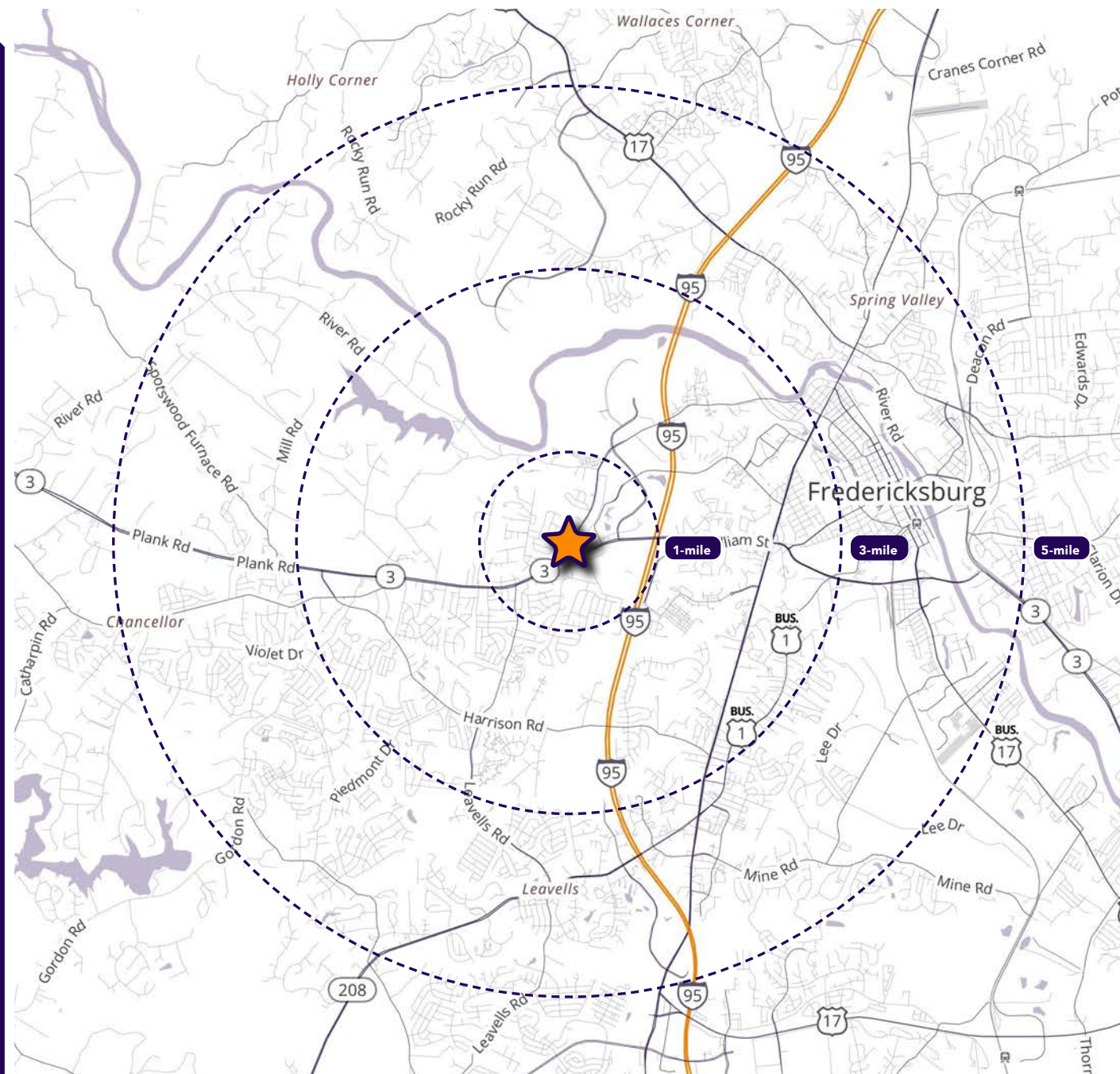
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