

FOR LEASE



2203 Plank Road

Fredericksburg, VA 22401

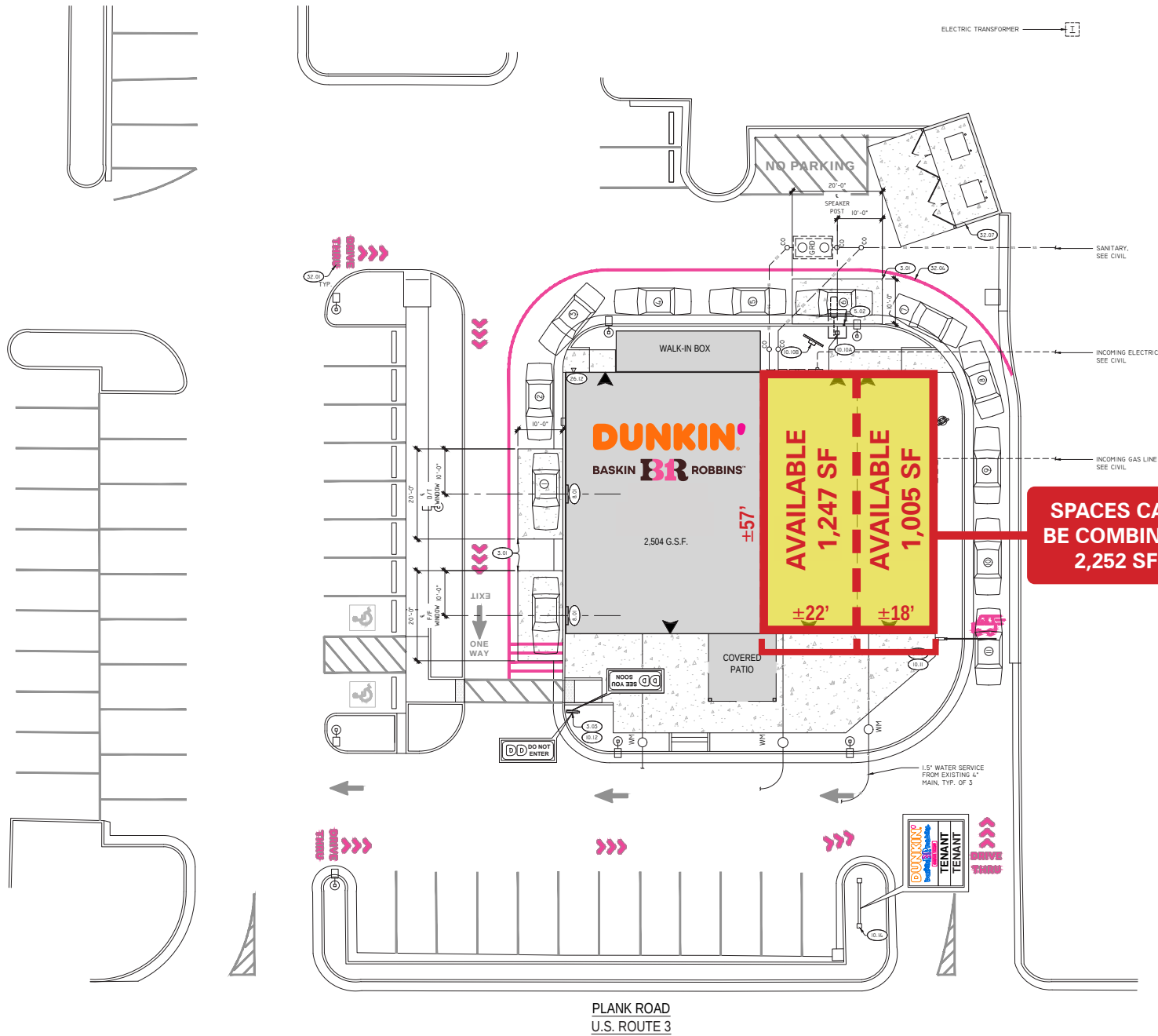
Overview

This highly visible 1,005 SF endcap space is positioned directly on the Plank Road (Route 3) corridor, one of Fredericksburg's busiest and most established retail arteries, carrying 57,000 AADT with immediate access from a fully signalized intersection. The unit sits adjacent to Capriotti's and shares the site with national co-tenants Dunkin'/Baskin-Robbins, giving it strong brand adjacency and steady customer traffic. The storefront has direct frontage to Plank Road with clear sightlines, and the property features a large elevated pylon sign offering excellent visibility to passing vehicles.

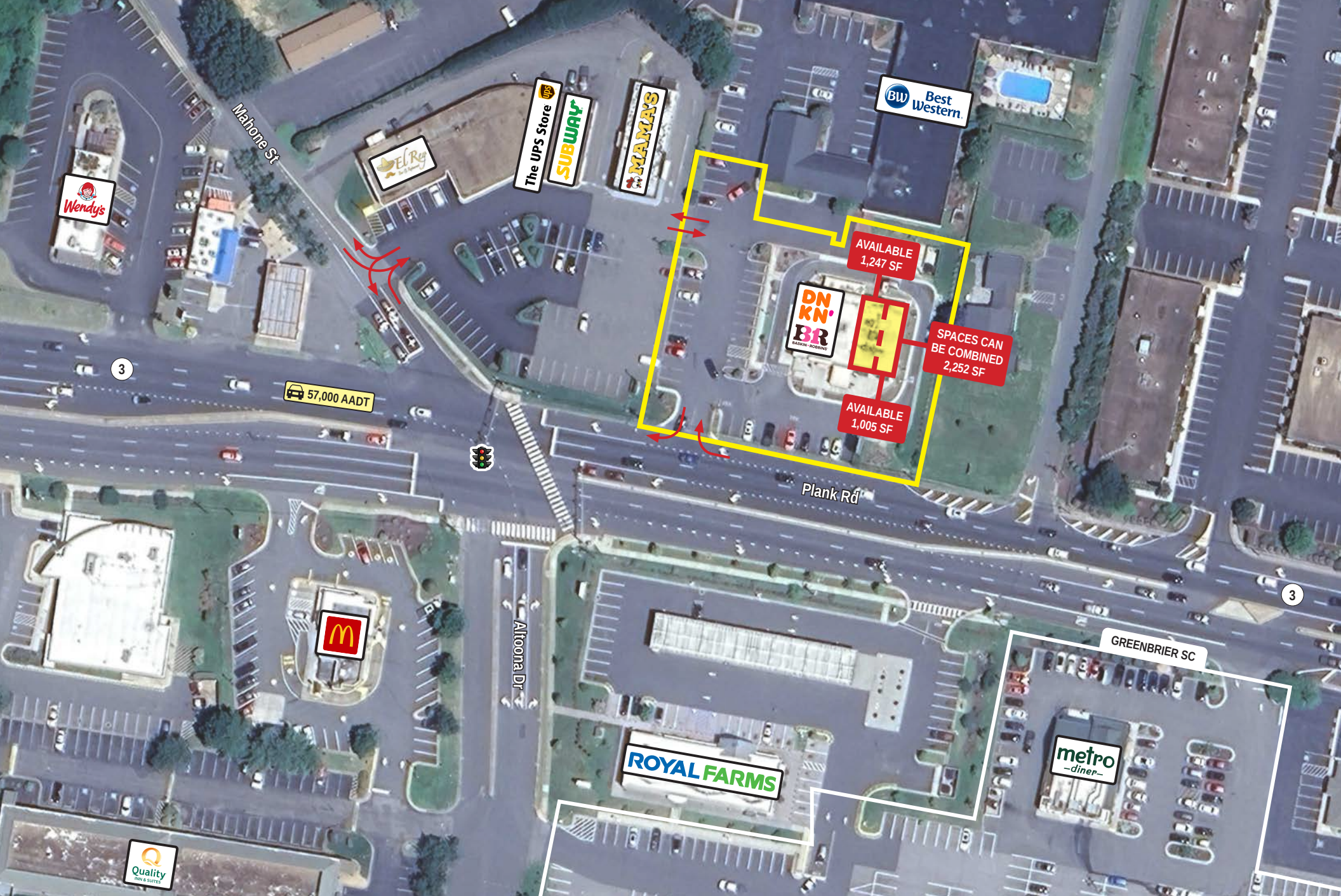
Quick Facts

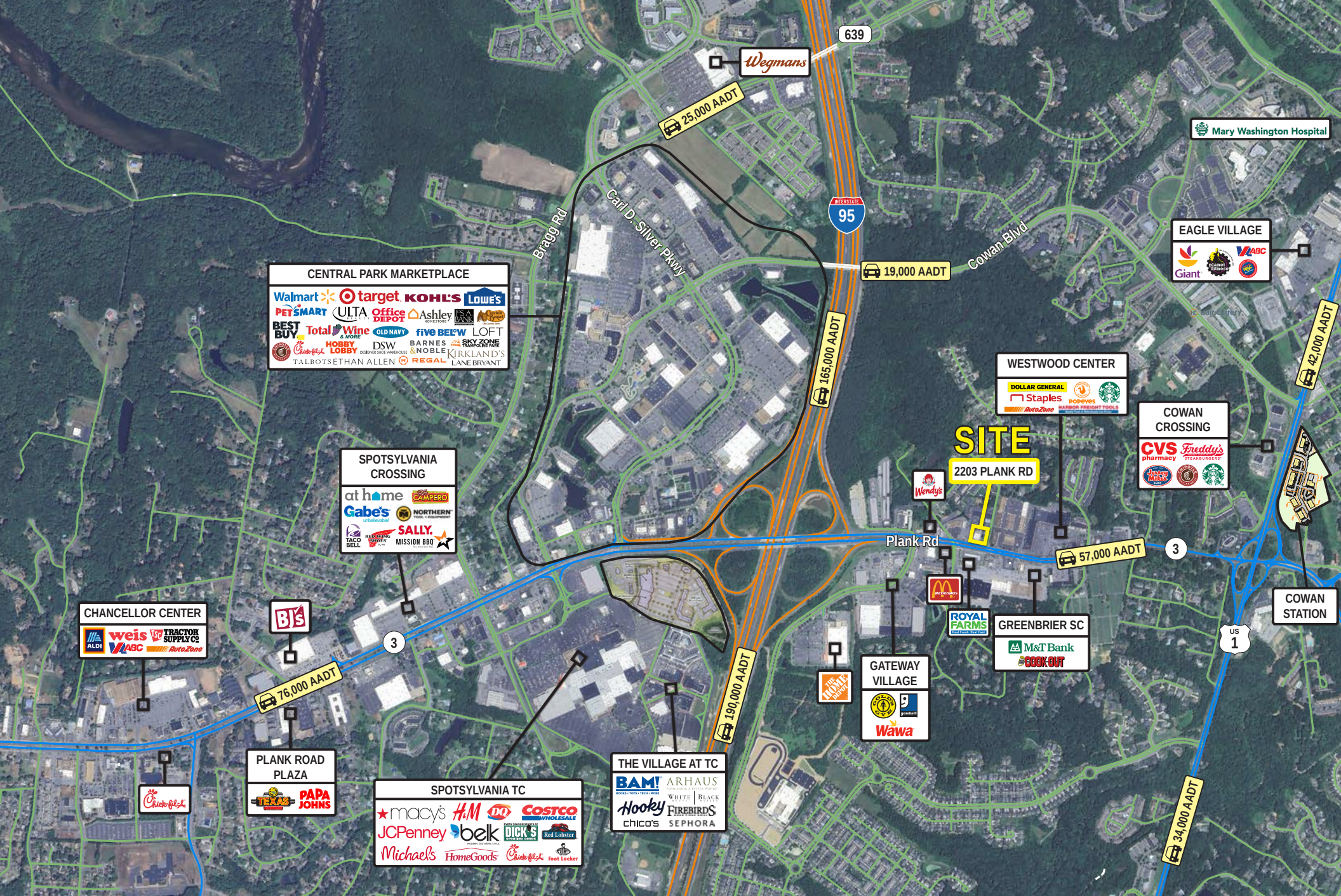
Availability	Immediate
Size	1,005 - 2,252 square feet
Rental Rate	Negotiable
Net Charges	Included in rent
Tenants	  

2025 Demographics	1 mile	3 miles	5 miles
 POPULATION	8,752	60,182	143,334
 HOUSEHOLDS	3,640	23,457	53,174
 AVG. HH INCOME	\$139,407	\$130,945	\$138,771
 DAYTIME POPULATION	10,328	65,442	134,083
 TRAFFIC COUNT	165,000 AADT (I-95N)	57,000 AADT (Plank Rd)	



PLANK ROAD
U.S. ROUTE 3





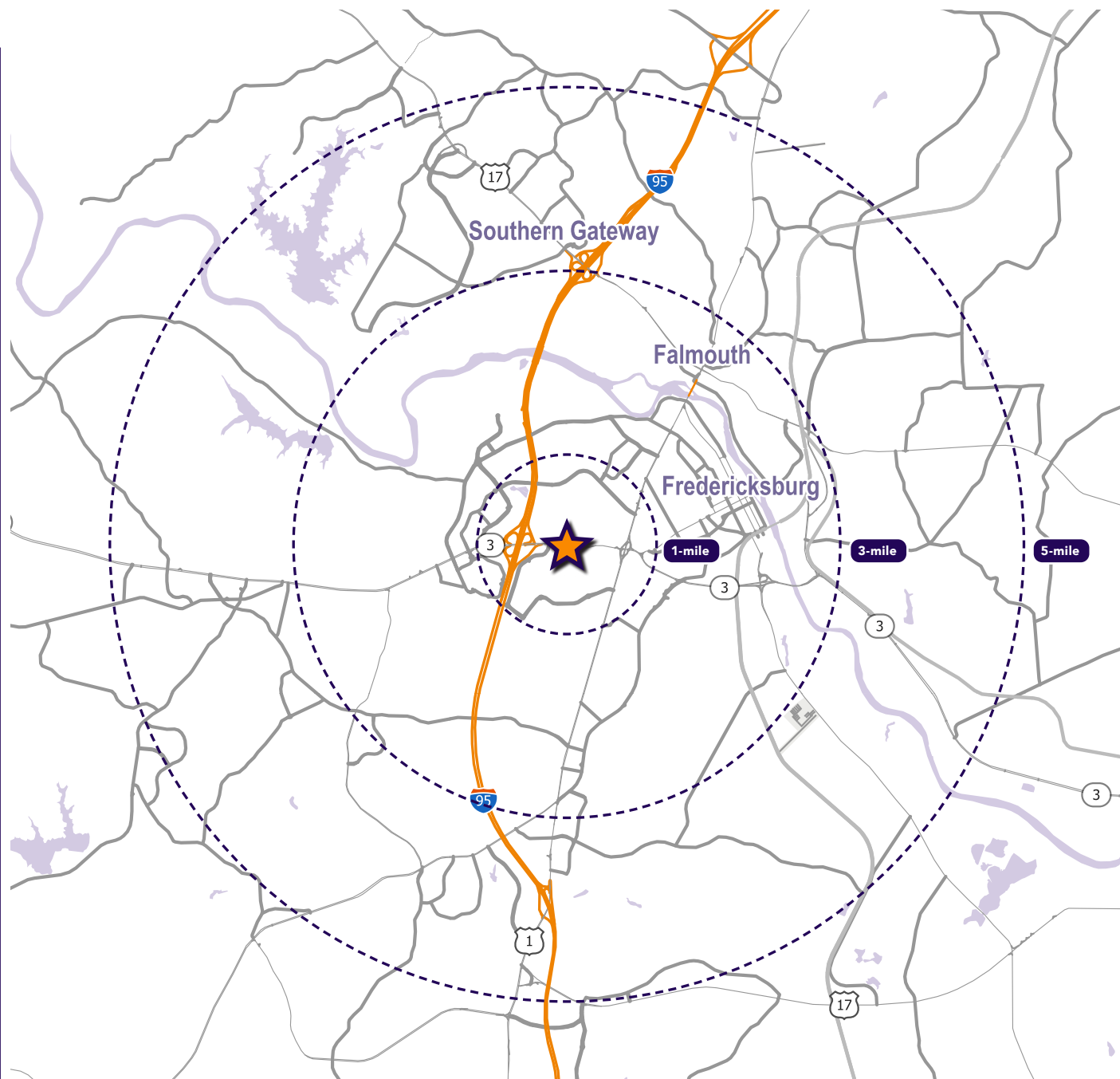
Interested? Contact:

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