

FOR LEASE

2ND GENERATION
RESTAURANT SPACE



CONFIDENTIAL - DO NOT DISTURB TENANT STILL OPERATING

2203 Plank Road

Fredericksburg, VA 22401

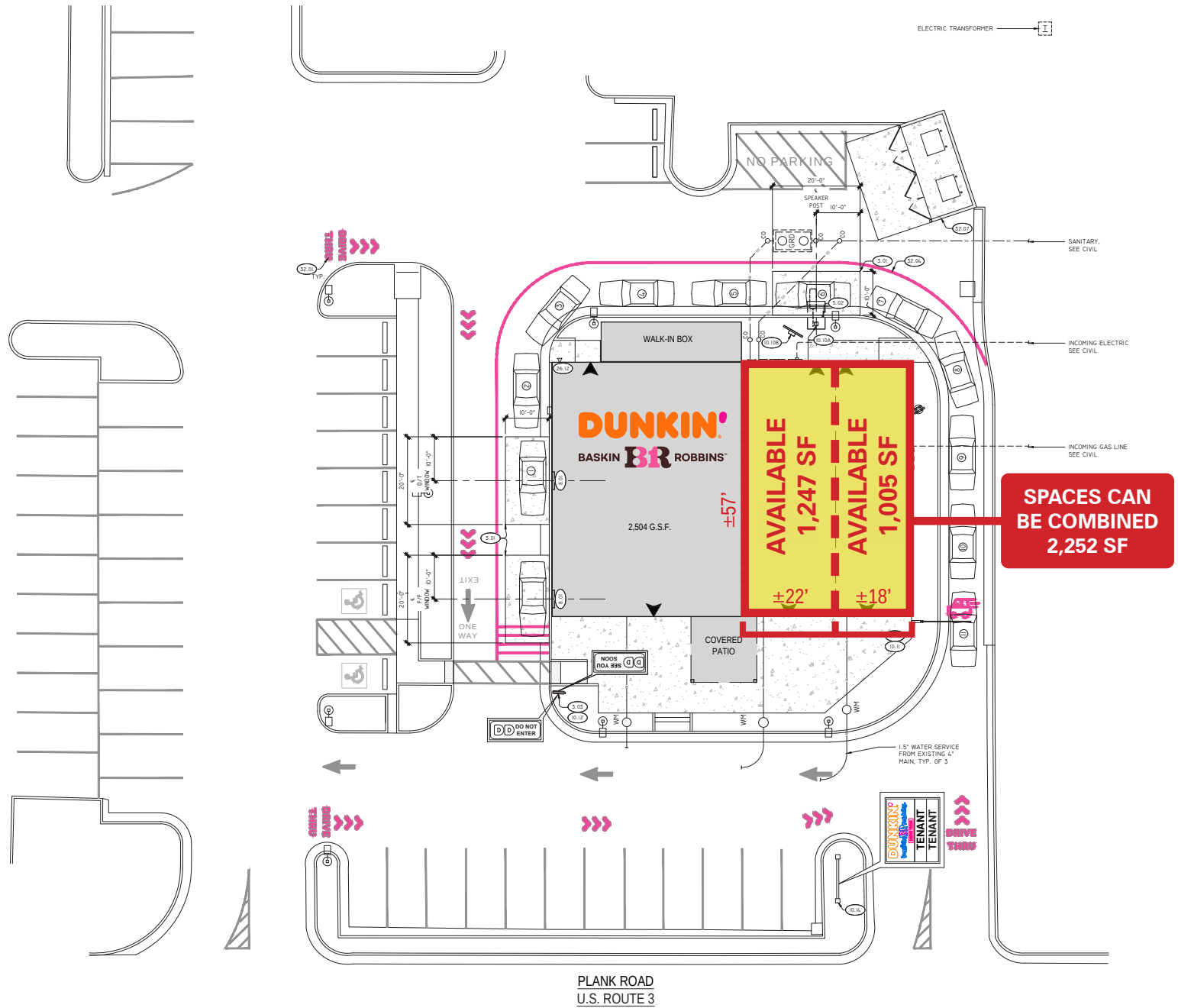
Overview

This center offers a second-generation restaurant opportunity and an end-cap space positioned directly along Plank Road (Route 3), one of Fredericksburg's busiest and most established retail corridors. The property benefits from approximately 57,000 AADT and immediate access via a fully signalized intersection. The center is anchored by national co-tenants Dunkin' and Baskin-Robbins, providing strong co-tenancy and consistent customer traffic. Both storefronts feature direct frontage along Plank Road with excellent sightlines and the property features a large elevated pylon sign offering visibility to passing vehicles.

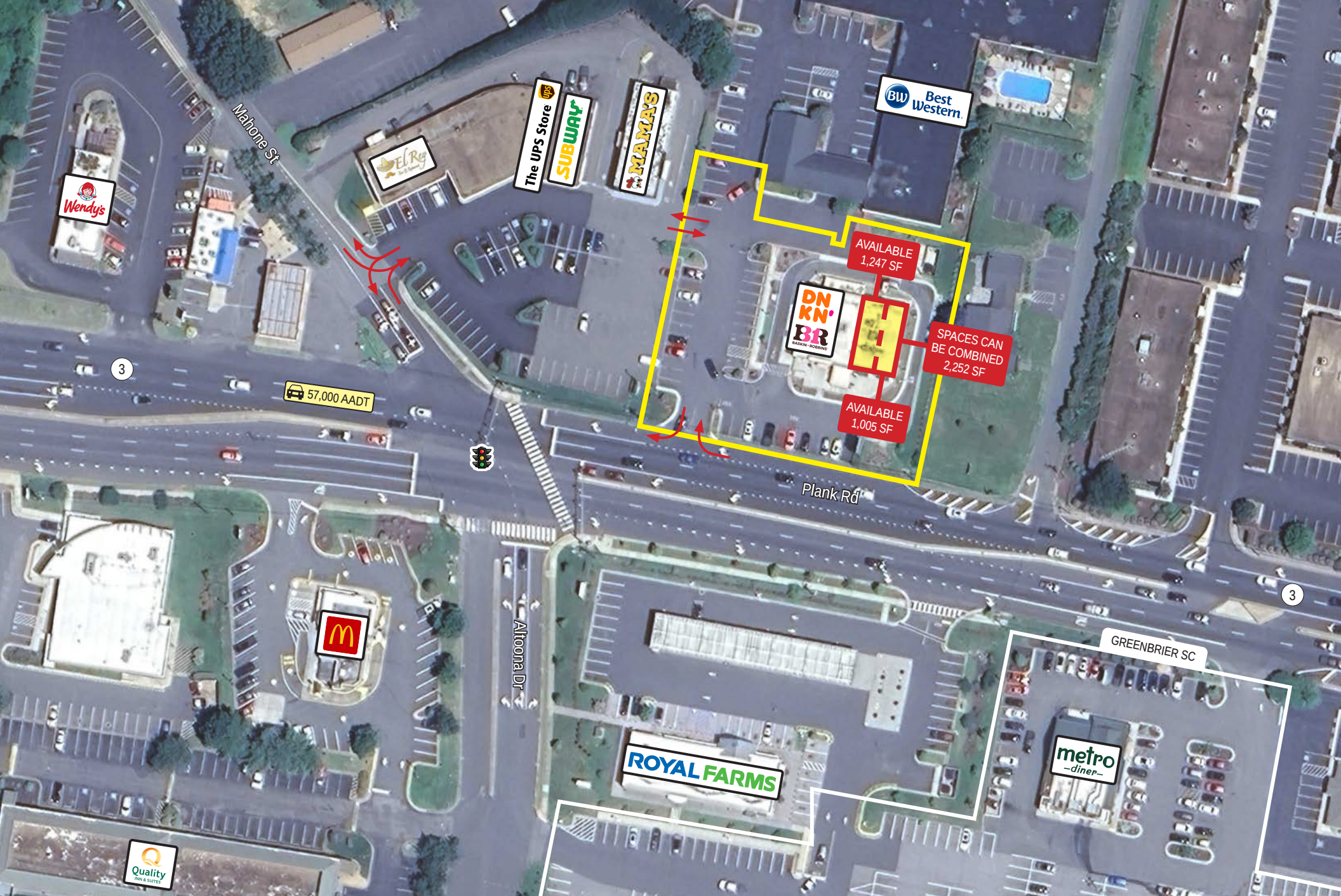
Quick Facts

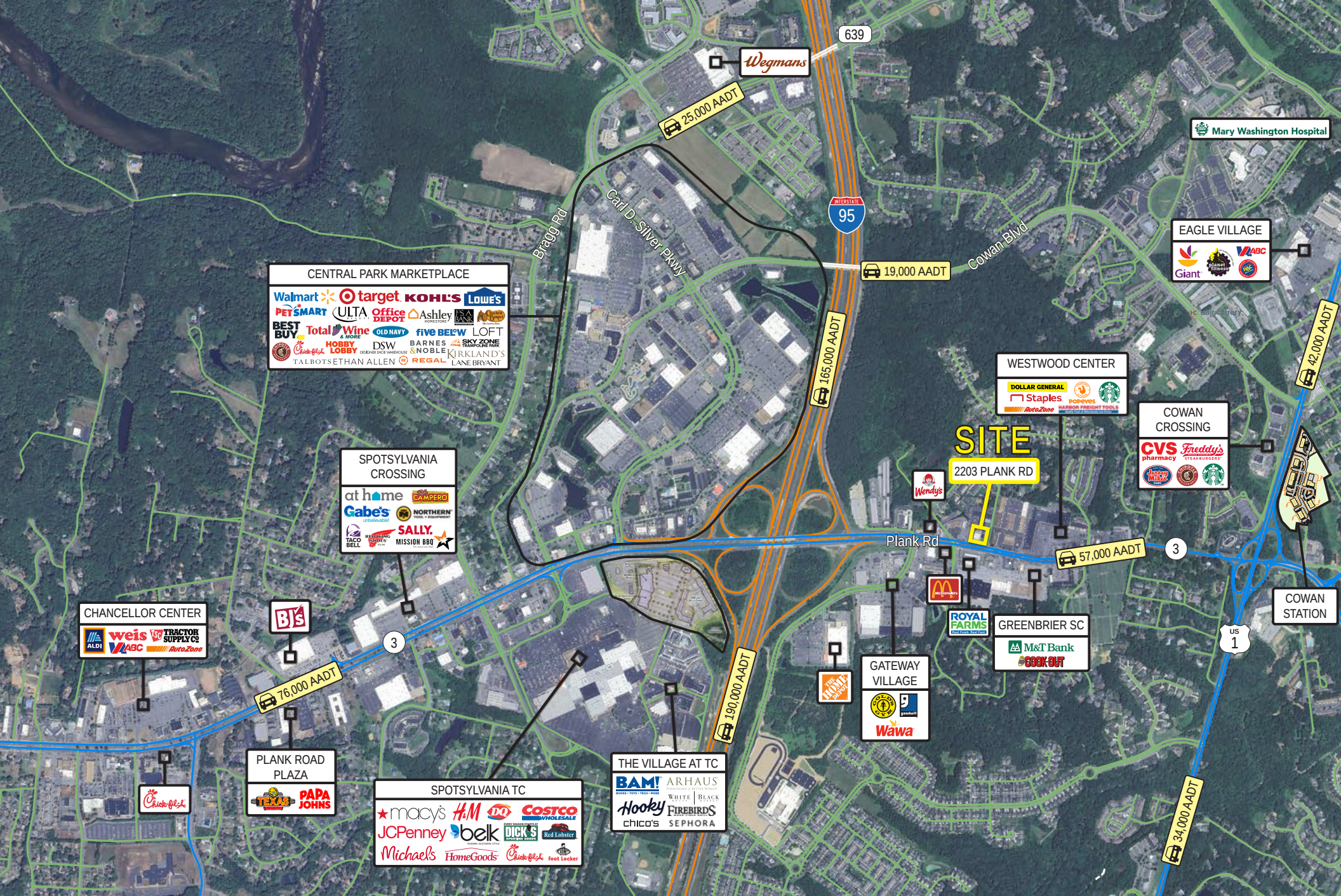
Availability	Immediate
Size	1,005 - 2,252 square feet
Rental Rate	Negotiable
Net Charges	Included in rent
Tenants	  

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:

Trey Blankinship

✉ tblankinship@segallgroup.com

☎ 804.207.4040

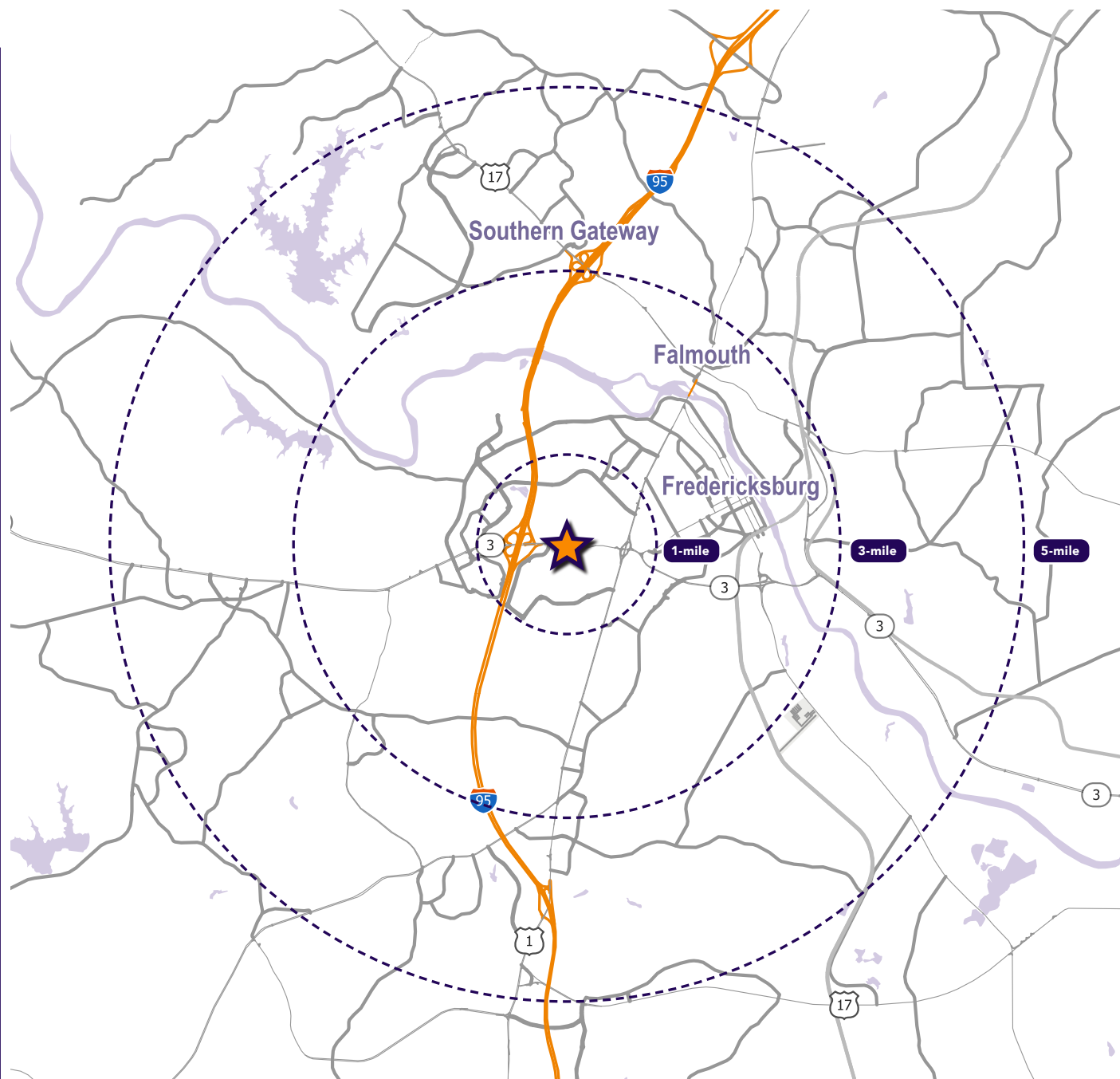
📱 804.516.1205

Ainslie Roland

✉ aroland@segallgroup.com

☎ 804.207.4040

📱 804.363.6887



Maryland

605 South Eden Street
Suite 200
Baltimore, MD 21231
410.753.3000

DC • Northern VA

8245 Boone Boulevard
Suite 200
Tysons, VA 22182
202.833.3830

Richmond

4701 Cox Road
Suite 100
Glen Allen, VA 23060
804.207.4040

Online

www.segallgroup.com

Member of

REALTY
RESOURCES

RETAIL
READY.

segALL
GROUP