

FOR LEASE



3700 Plank Road

Fredericksburg, VA 22407

Overview

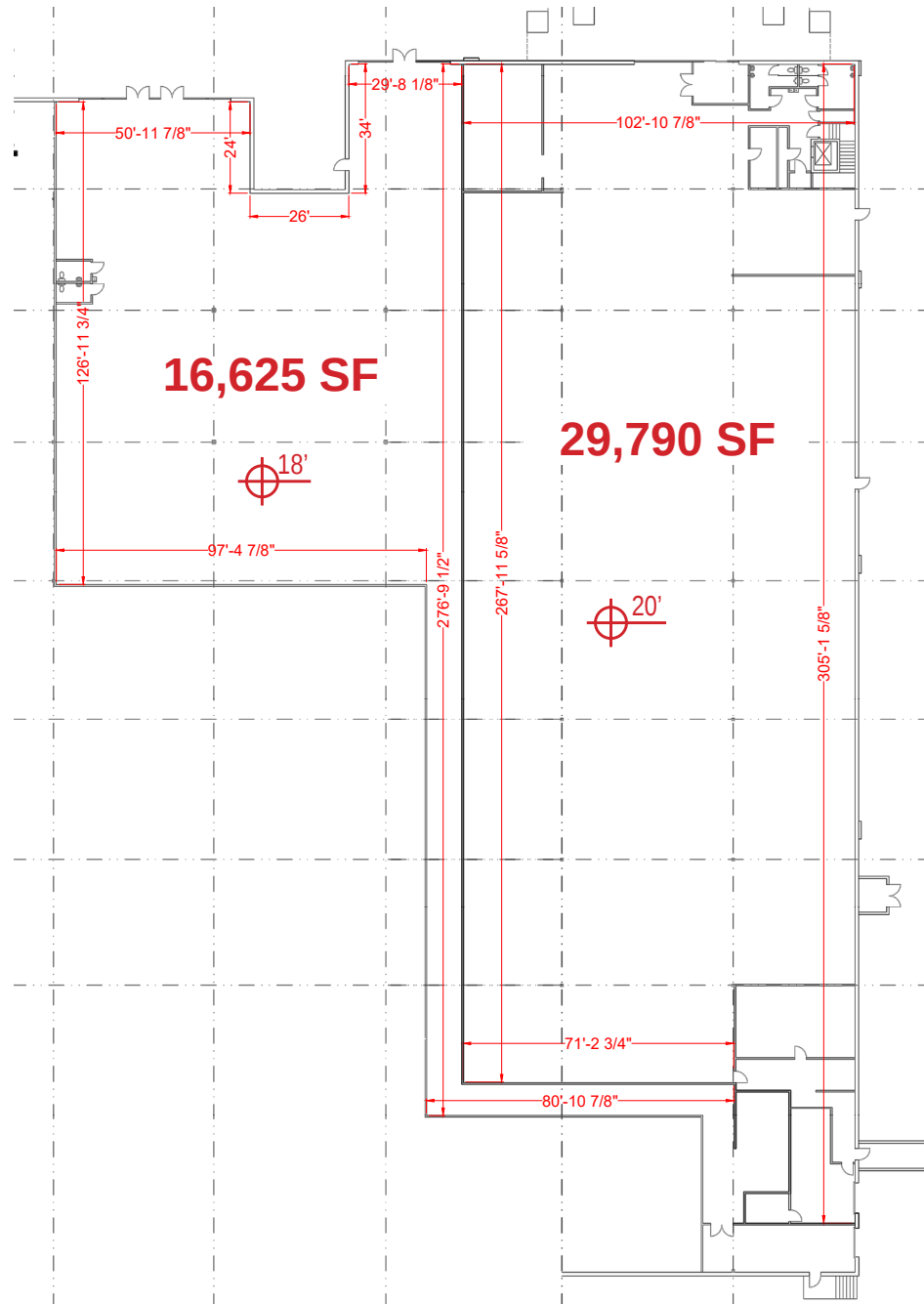
3700 Plank Road sits at the center of the Plank Road / Route 3 retail corridor — Spotsylvania County's dominant trade area and one of the busiest stretches of retail along I-95 between Richmond, VA and Washington, D.C. The property delivers prominent frontage on Plank Road at 57,000 AADT, with I-95 (165,000 AADT) less than a mile east. Surrounding retail includes Spotsylvania Town Centre, Central Park Marketplace, Spotsylvania Crossing, and BJ's Wholesale — anchoring one of the densest retail clusters in the I-95 South corridor.

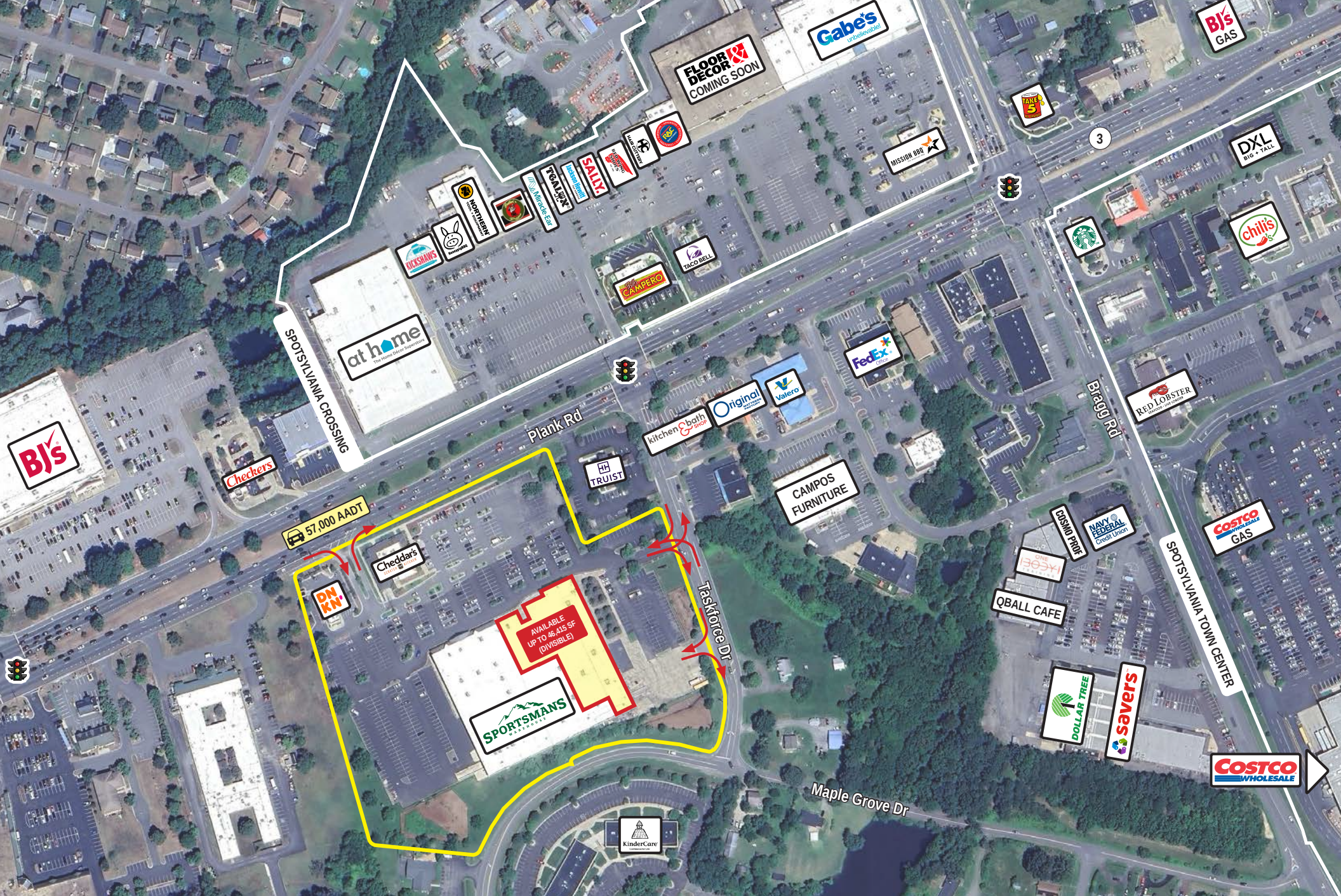
Quick Facts

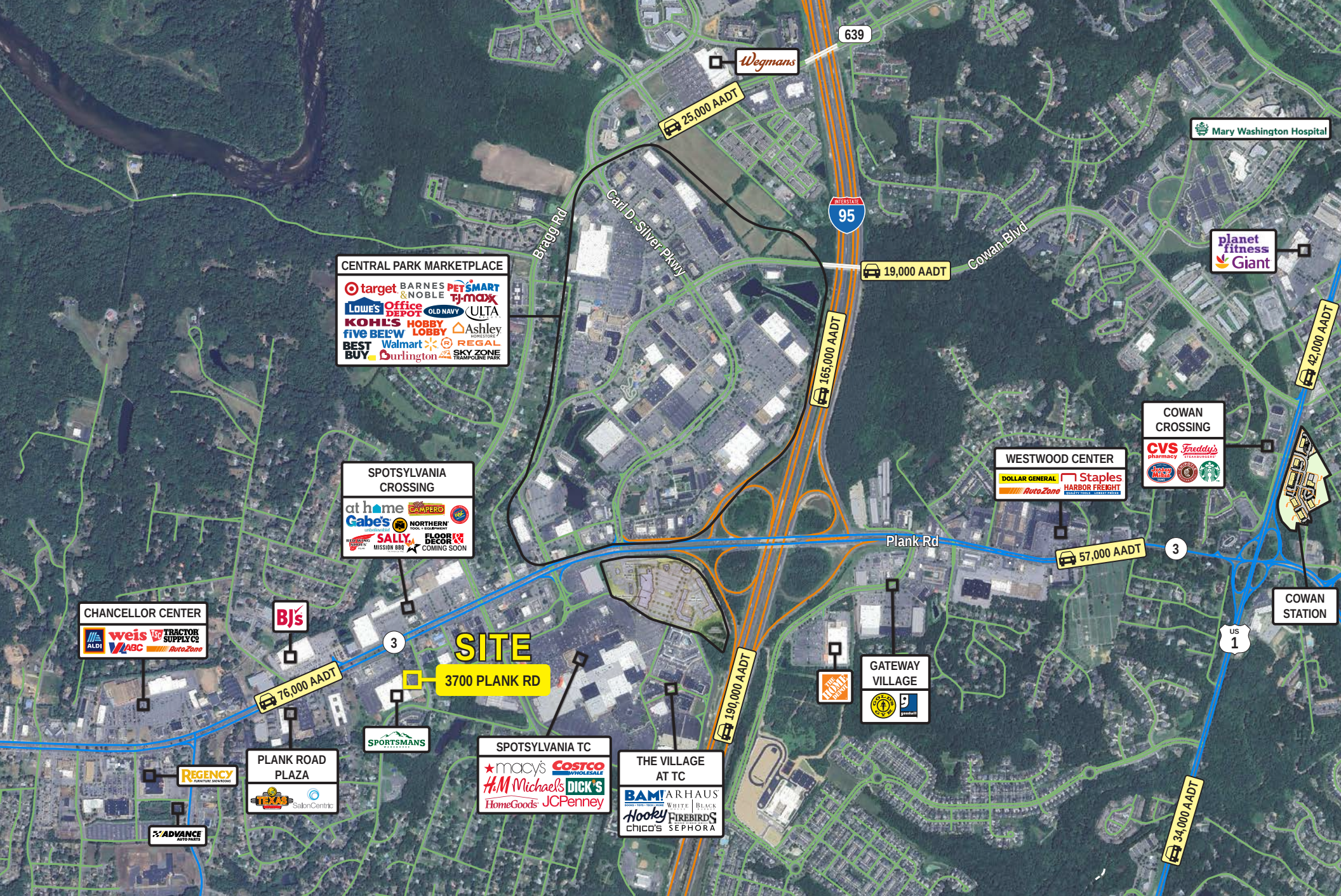
Availability	Immediate
Size	Up to 46,415 square feet (divisible)
Ceiling Heights	Picklr space: 20 feet; Sofa Outlet space: 18 feet
Rental Rate	TBD
Net Charges	\$1.41 psf NNN (CAM: \$0.52 psf; INS: \$0.30 psf; TAX: \$0.59 psf)
Nearby Tenants	   

2025 Demographics	1 mile	3 miles	5 miles
 POPULATION	6,865	58,987	135,794
 HOUSEHOLDS	2,507	21,838	50,191
 AVG. HH INCOME	\$113,164	\$128,230	\$136,818
 DAYTIME POPULATION	6,387	62,189	128,412
 TRAFFIC COUNT	165,000 AADT (I-95N)	57,000 AADT (Plank Rd)	









Interested? Contact:

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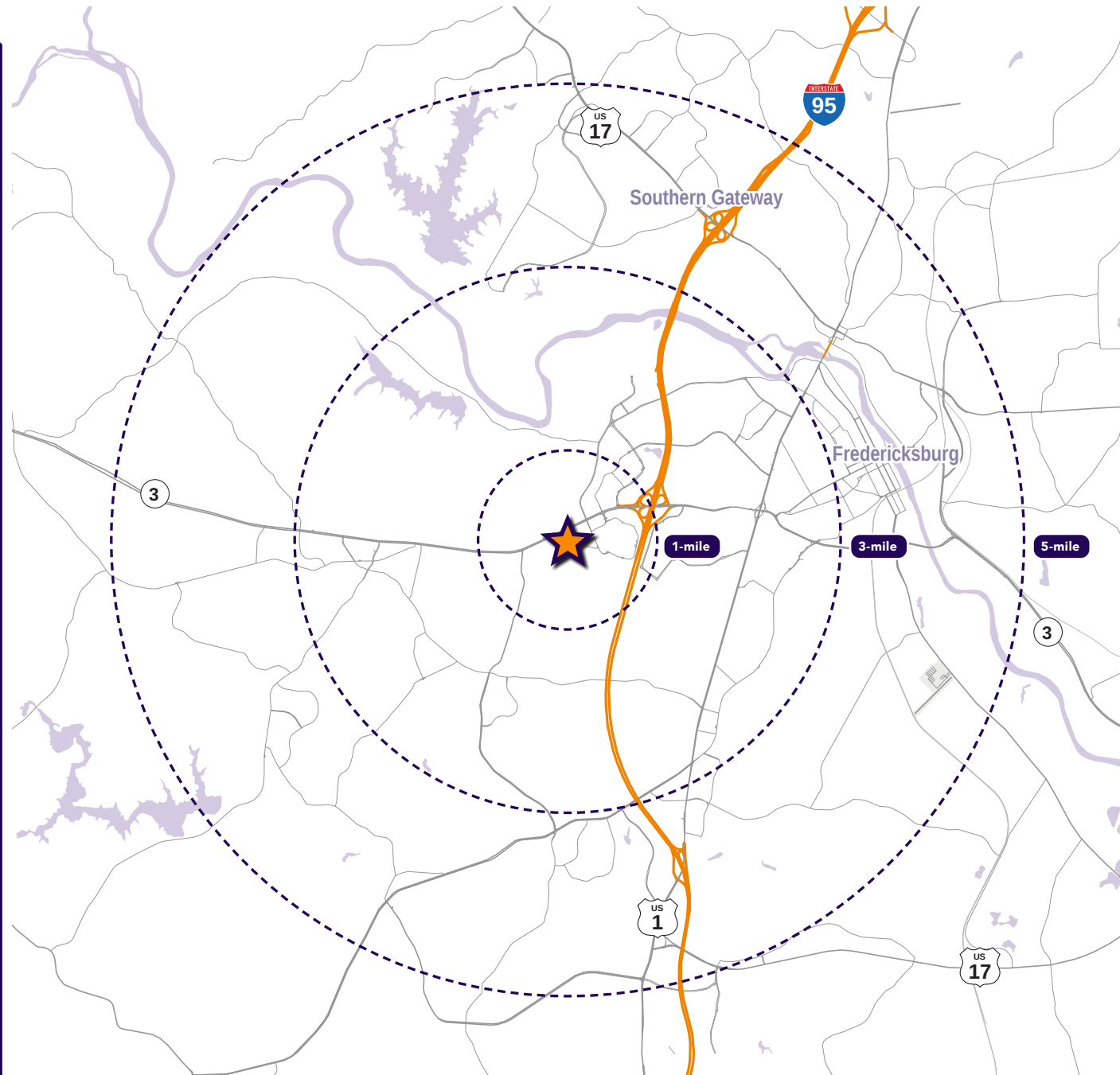
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