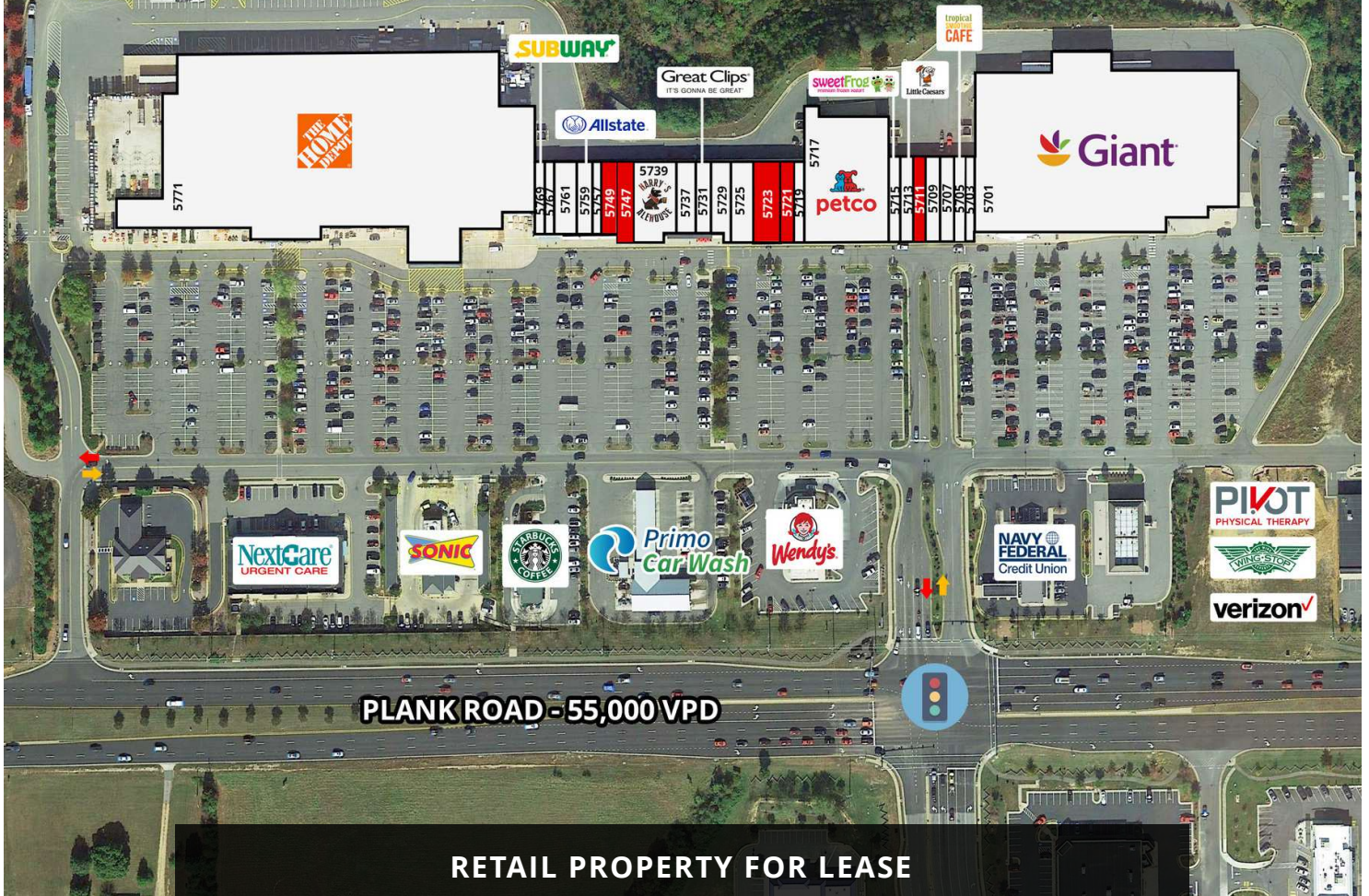


5701	GIANT FOOD	72,825 SF	5729	ASIAN DYNASTY	2,500 SF
5703	FANTASY DAY SPA	1,862 SF	5731	GREAT CLIPS	1,500 SF
5705	TROPICAL SMOOTHIE	1,500 SF	5737	HARRY'S ALEHOUSE	3,900 SF
5707	NAZ HALAL	2,000 SF	5739	HARRY'S ALEHOUSE	2,600 SF
5709	DIAMOND AND DESIGNS	1,500 SF	5747	AVAILABLE	3,300 SF
5711	AVAILABLE	1,950 SF	5749	AVAILABLE	4,000 SF
5713	LITTLE CAESARS	1,600 SF	5757	WILDERNESS CHIROPATIC	1,500 SF
5715	SWEET FROG	1,500 SF	5759	ALL STATE INSURANCE	2,400 SF
5717	PETCO	17,200 SF	5761	AL-DOURI DDS	3,000 SF
5719	HOPE ANIMAL HOSPITAL	1,500 SF	5767	THE BARBER SHOP & CO	1,400 SF
5721	AVAILABLE	1,327 SF	5769	SUBWAY	1,600 SF
5723	AVAILABLE	4,000 SF	5771	HOME DEPOT	121,533 SF
5725	MARTIAL ARTS SCHOOL	2,000 SF			



RETAIL PROPERTY FOR LEASE

# HARRISON CROSSING NORTH

5701 - 5769 PLANK ROAD, FREDERICKSBURG, VA 22407



# HARRISON CROSSING NORTH

5701 - 5769 PLANK ROAD, FREDERICKSBURG, VA 22407

## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

Located at the intersection of Route 3 and Harrison Road, The Power Center Harrison Crossing acts as the main shopping center along Route 3's western corridor in Fredericksburg, Virginia. The center is easily accessed via a signalized intersection with additional access points along Plank Road to ease egress and ingress. Anchored by Giant Food, Home Depot and Petco, Harrison Crossing features a diverse mix of national retail tenants that attract repeat business to the center. Fredericksburg has been the fastest growing region in Virginia over the past five years and is expected to continue with this trajectory in the coming years.

### PROPERTY HIGHLIGHTS

- Visible to over 55,000 VPD on Plank Road (Route 3)
- Anchored by Giant Food, Home Depot, and Petco
- Strong mix of National Tenants
- Current vacancies are warm vanilla and cold dark shells
- Located in the fastest growing region in Virginia

### VIDEO

### OFFERING SUMMARY

<b>Lease Rate:</b>	Negotiable
<b>Available SF:</b>	1,327 - 5,327 SF
<b>Building Size:</b>	256,556 SF

### VIRTUAL PROPERTY TOUR

Suite | 5723

# HARRISON CROSSING NORTH

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## SITE PLAN



# HARRISON CROSSING NORTH

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RETAILER MAP



# HARRISON CROSSING NORTH

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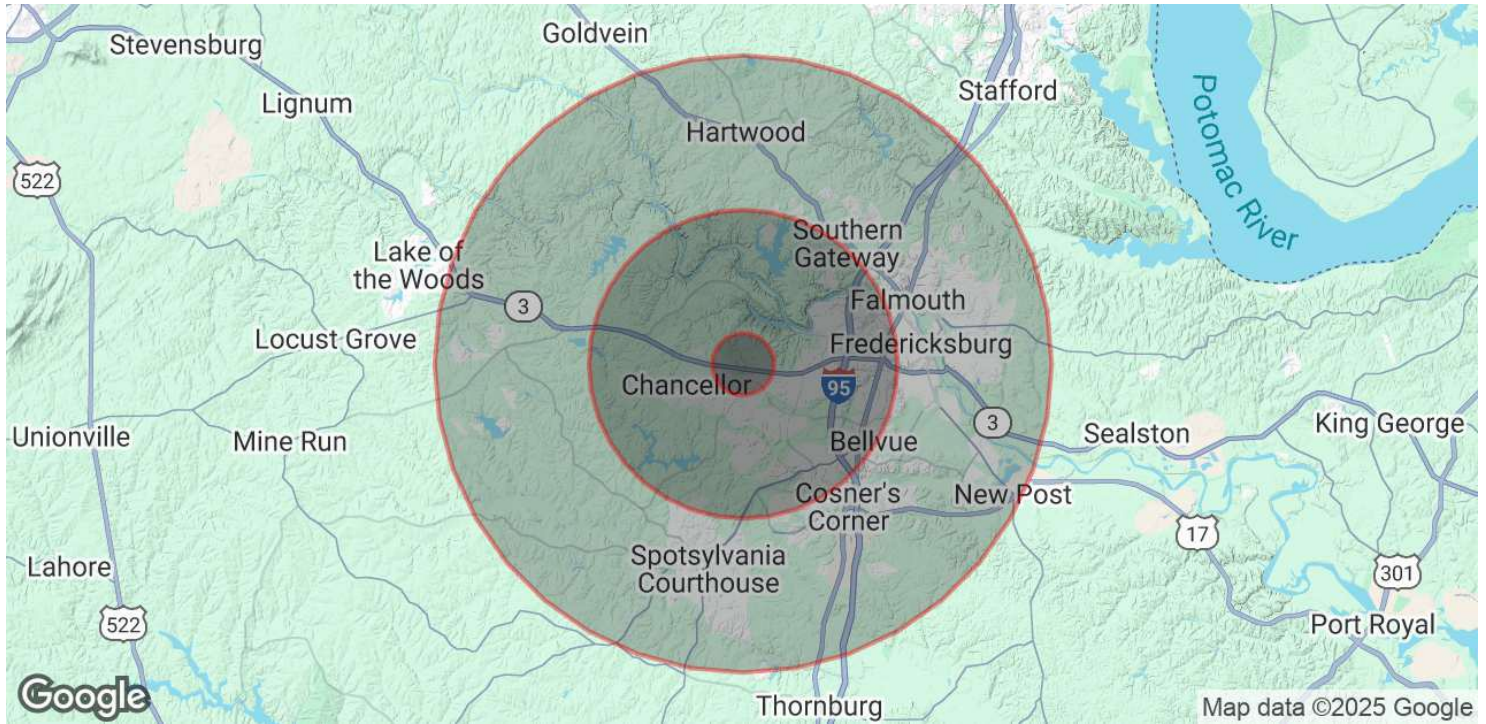
ADDITIONAL PHOTOS



# HARRISON CROSSING NORTH

5701 - 5769 PLANK ROAD, FREDERICKSBURG, VA 22407

## DEMOGRAPHICS MAP & REPORT



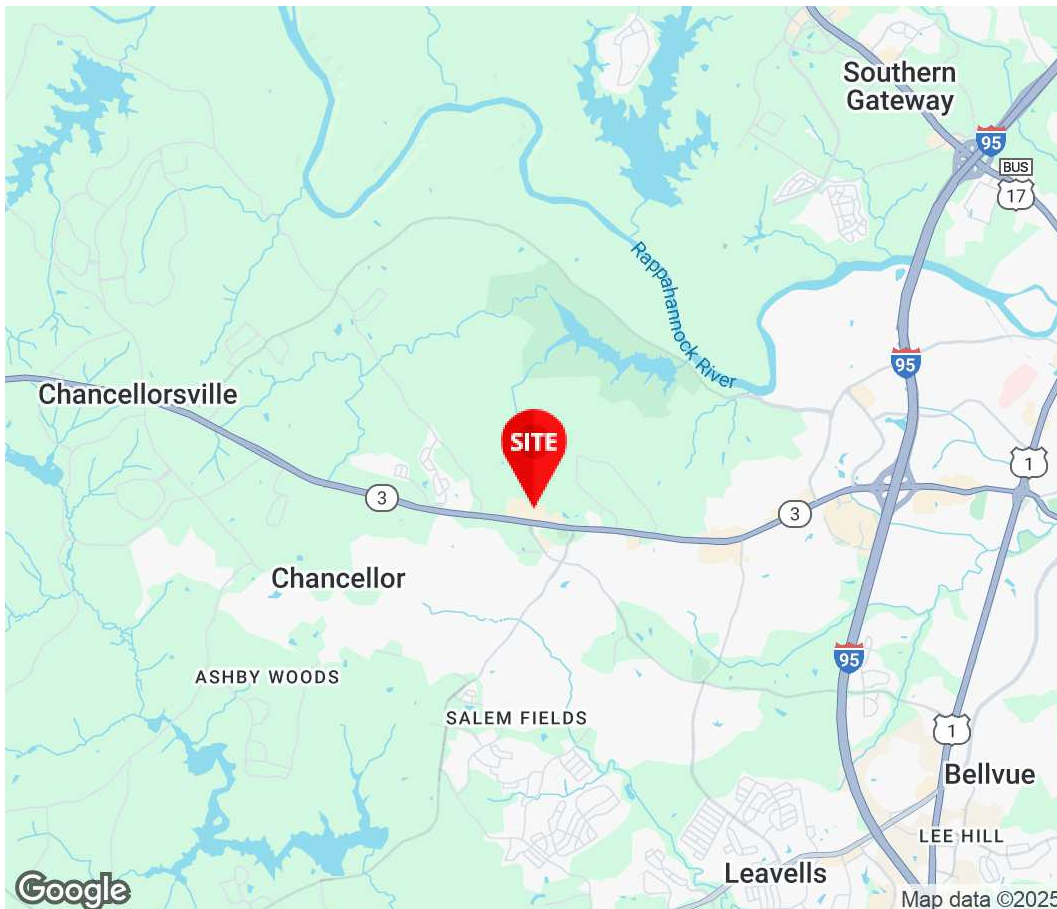
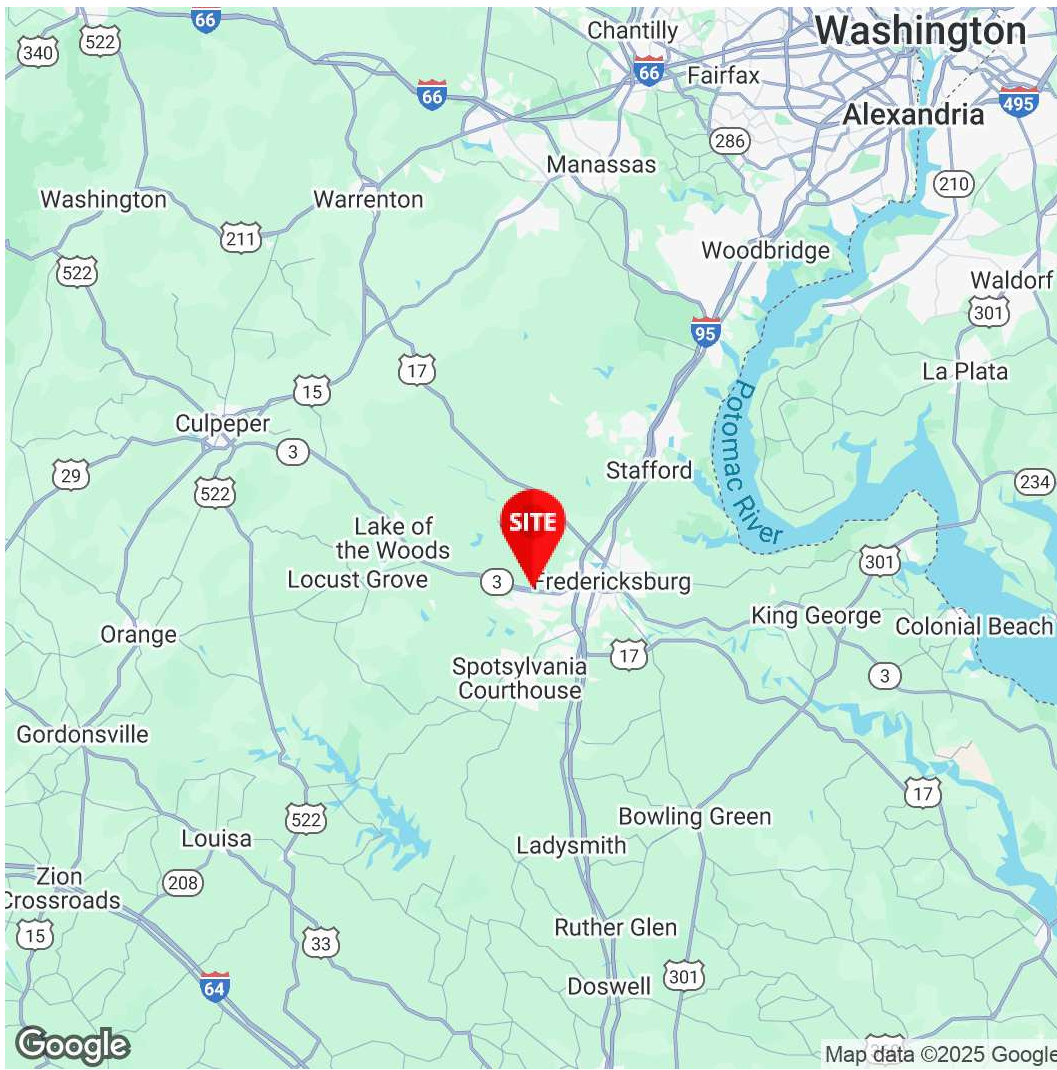
### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	4,915	40,168	91,265
Average Age	34.0	35.3	35.0
Average Age (Male)	34.5	33.2	33.9
Average Age (Female)	34.3	36.9	36.0

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,695	13,629	32,023
# of Persons per HH	3.1	2.9	2.8
Average HH Income	\$117,521	\$107,165	\$109,419
Average House Value	\$333,395	\$324,156	\$340,896

\* Demographic data derived from 2020 ACS - US Census



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