



**COLDWELL
BANKER
COMMERCIAL**
ELITE

FOR LEASE

RETAIL SHOPS AT FRED VEGAS

\$16.00 SF/yr (NNN)

4701 Plank Road
Fredericksburg, VA 22401

AVAILABLE SPACE
928 - 1,928 SF

AREA

- Located within Spotsylvania County's most densely populated housing hub
- Prime frontage and access on Plank Road/Route 3 with over 70,000 ADT approximately 1.8 miles from I-95

CBCWORLDWIDE.COM



OFFICE

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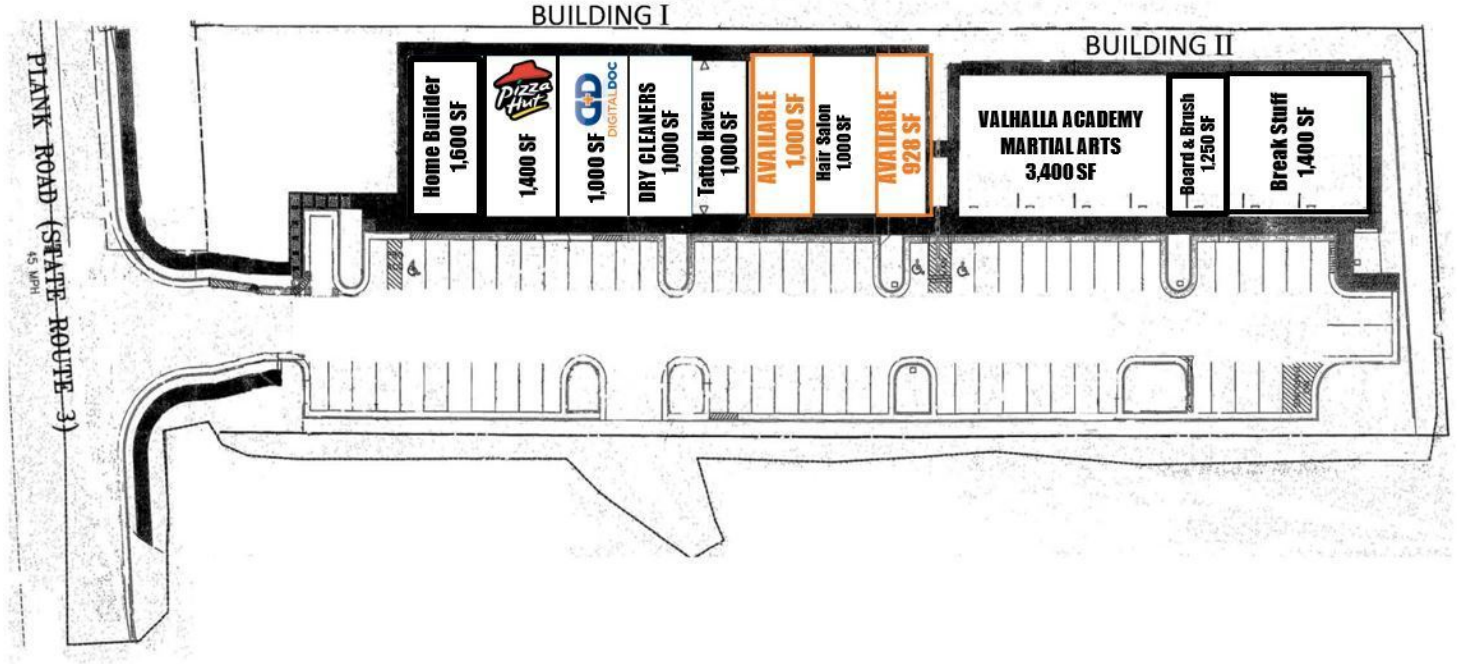
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**COLDWELL BANKER COMMERCIAL
ELITE**
1201 Central Park Boulevard, Fredericksburg, VA 22401
540.786.1402



RETAIL SHOPS AT FRED VEGAS

4701 Plank Road , Fredericksburg, VA 22401



OFFERING SUMMARY

Available SF: 928 - 1,000 SF

Lease Rate: \$16.00 SF/yr (NNN)

Condition: Warm Lit Shell

Building Size: 15,000 SF

Zoning: C2

PROPERTY OVERVIEW

Two spaces left: 1000 sf and 928 sf!

Join Pizza Hut, Board & Brush, Martial Arts, Dry Cleaners and many other complimentary uses! Lowest Lease Rates for retail space on Fredericksburg's busiest retail corridor- Route 3/Plank Road. Each suite features floor to ceiling glass storefront with nose-in parking.

The shopping center is Located within Spotsylvania County's most densely populated housing hub. Prime frontage and access on Plank Road/Route 3 with over 70,000 ADT approximately 1.8 miles from I-95.

PROPERTY HIGHLIGHTS

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,780	18,033	34,422
Total Population	10,765	48,004	93,789
Average HH Income	\$86,202	\$78,754	\$82,115

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