



HARRISON CROSSING NORTH

5701 - 5769 PLANK ROAD, FREDERICKSBURG, VA 22407



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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

Lease Rate:	Negotiable
Available SF:	1,327 - 5,327 SF
Building Size:	256,556 SF

VIRTUAL PROPERTY TOUR

Suite | 5723

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SITE PLAN



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RETAILER MAP



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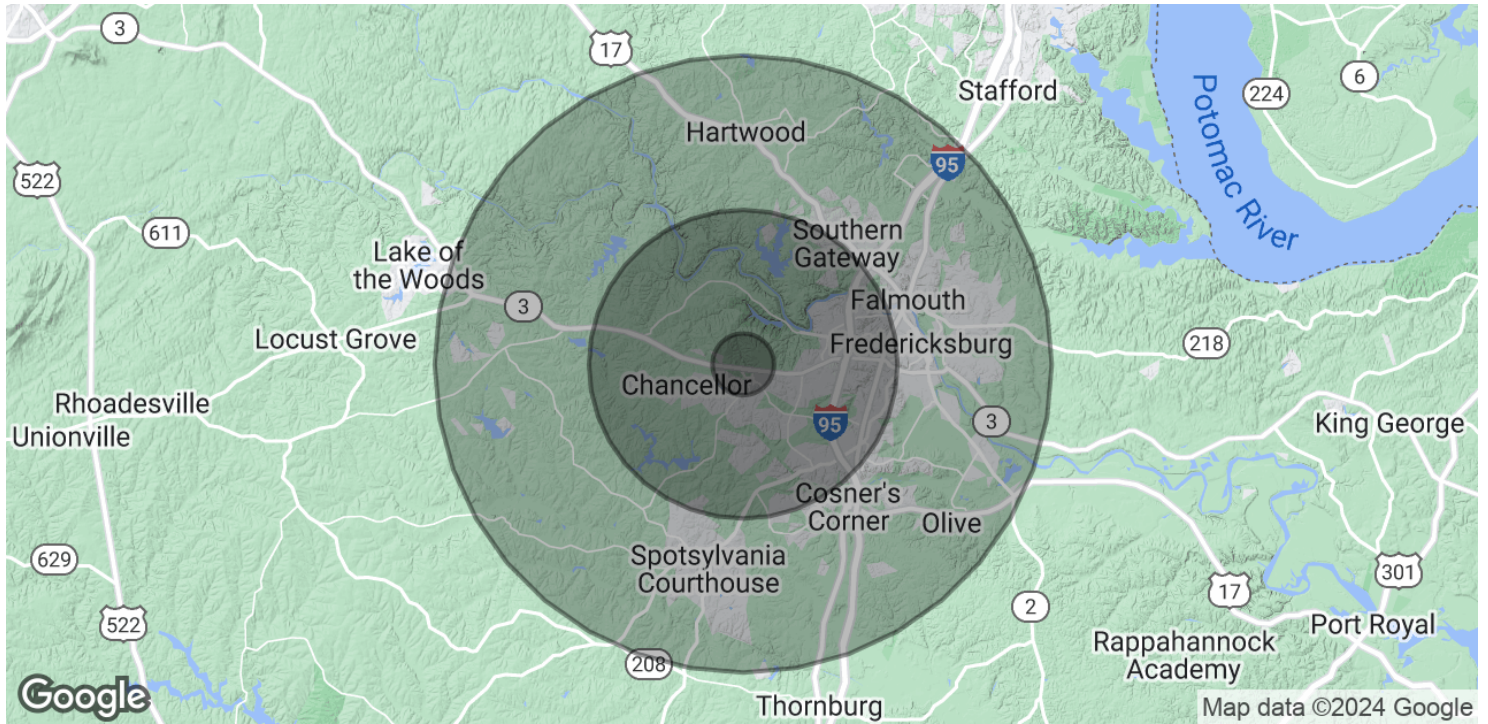
ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP & REPORT



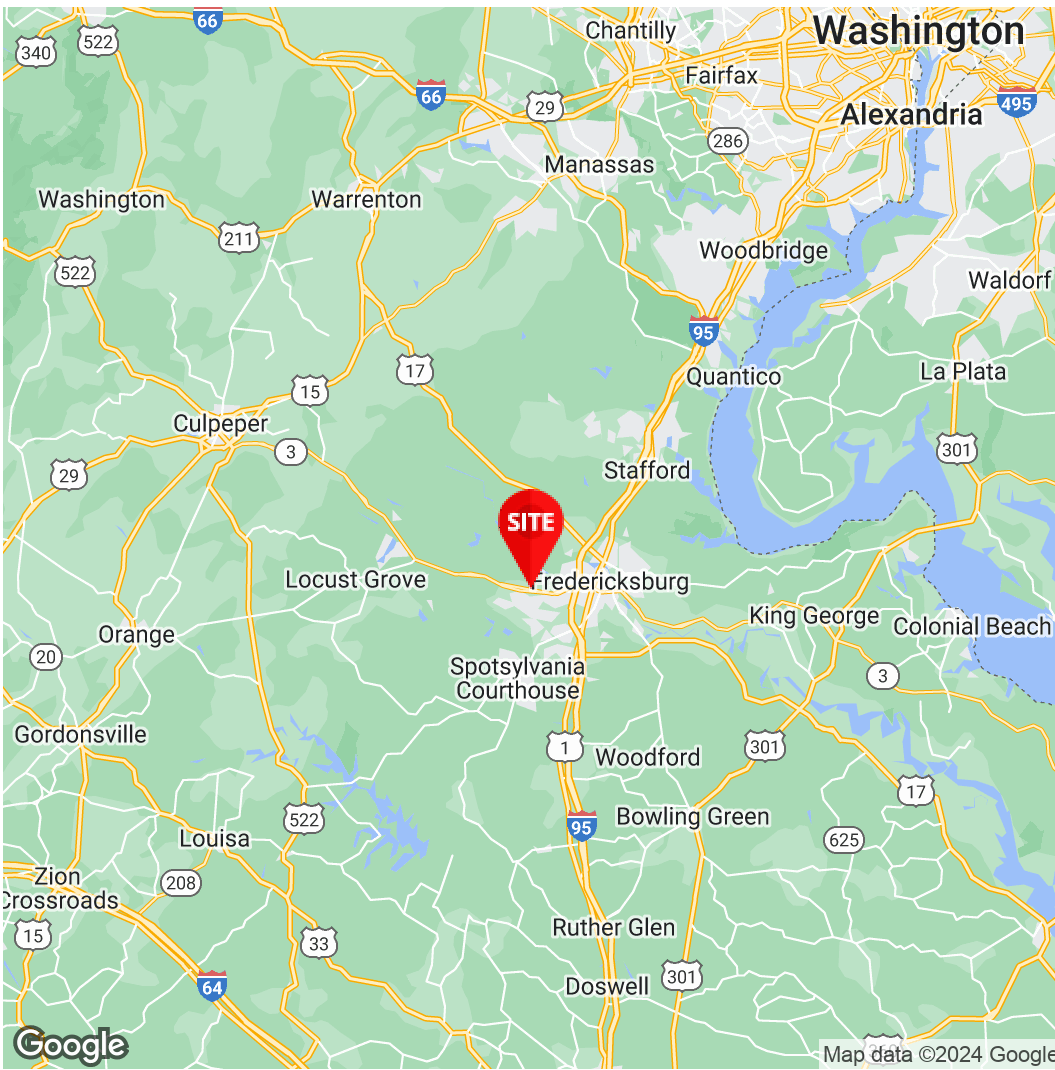
POPULATION

	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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