

RETAIL FOR LEASE

CHANCELLOR CROSSING

5980 PLANK RD FREDERICKSBURG, VA 22407

Taylor Long
PROPERTIES
Commercial Real Estate



PROPERTY DESCRIPTION

New Publix Anchored Shopping Center in Fredericksburg, VA.

PROPERTY HIGHLIGHTS

- PUBLIX-ANCHORED CENTER with adjoining retail Small Shops available for Lease.
- Combined traffic count of 46,000 VPD on Plank Road (Rte. 3).
- Across from Harrison Crossing, a large shopping center anchored by Giant, Home Depot and Petco.
- Located across from Riverbend High School, one of the largest high schools in Virginia.
- Along a major, high-traffic commercial belt in western Fredericksburg.
- Located in a dynamic, high growth residential corridor.

Publix

Panera
BREAD®

the
Habit
BURGER GRILL

ANYTIME
FITNESS

HEARTLAND
DENTAL

BeMobile.

VIRGINIA
Credit Union.
Federally insured by NCUA

HAIR CUTTERY

drybar

Youthful Beginnings
— Medi Spa —

STRETCH LAB

ROYAL NAILS

Casablanca
KABOB

OFFERING SUMMARY

Lease Rate:	Ask Agent
Available SF:	1,250 - 5,000 SF
Lot Size:	2 Acres
Building Size:	76,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,955	12,807	29,610
Total Population	6,094	37,521	82,501
Average HH Income	\$147,748	\$134,617	\$131,807

For more information:

ELLEN LONG

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ROBERT MARSHALL

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Taylor Long Properties
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Suite Number	Square Footage	Tenant/Status
5942	2,890	AVAILABLE
5940	48,387	Publix
5936	1,395	Royal Nails
5934	1,393	Hair Cuttery
5932	1,476	Youthful Beginnings
5930	1,434	Stretchlab
5928	1,475	Casablanca Kabob
5926	1,477	DryBar
5922	2,795	VCU
5918-A	1,250	AVAILABLE
5918-B	1,287	PENDING
5916	2,404	Habit Burger Grill
5912	3,599	Heartland Dental
5910	2,600	BeMobile
5904	3,565	Panera
OP2	5,000	Anytime Fitness
OP2	2,000 - 5,000	AVAILABLE
OP2	3,000 - 5,000	AVAILABLE



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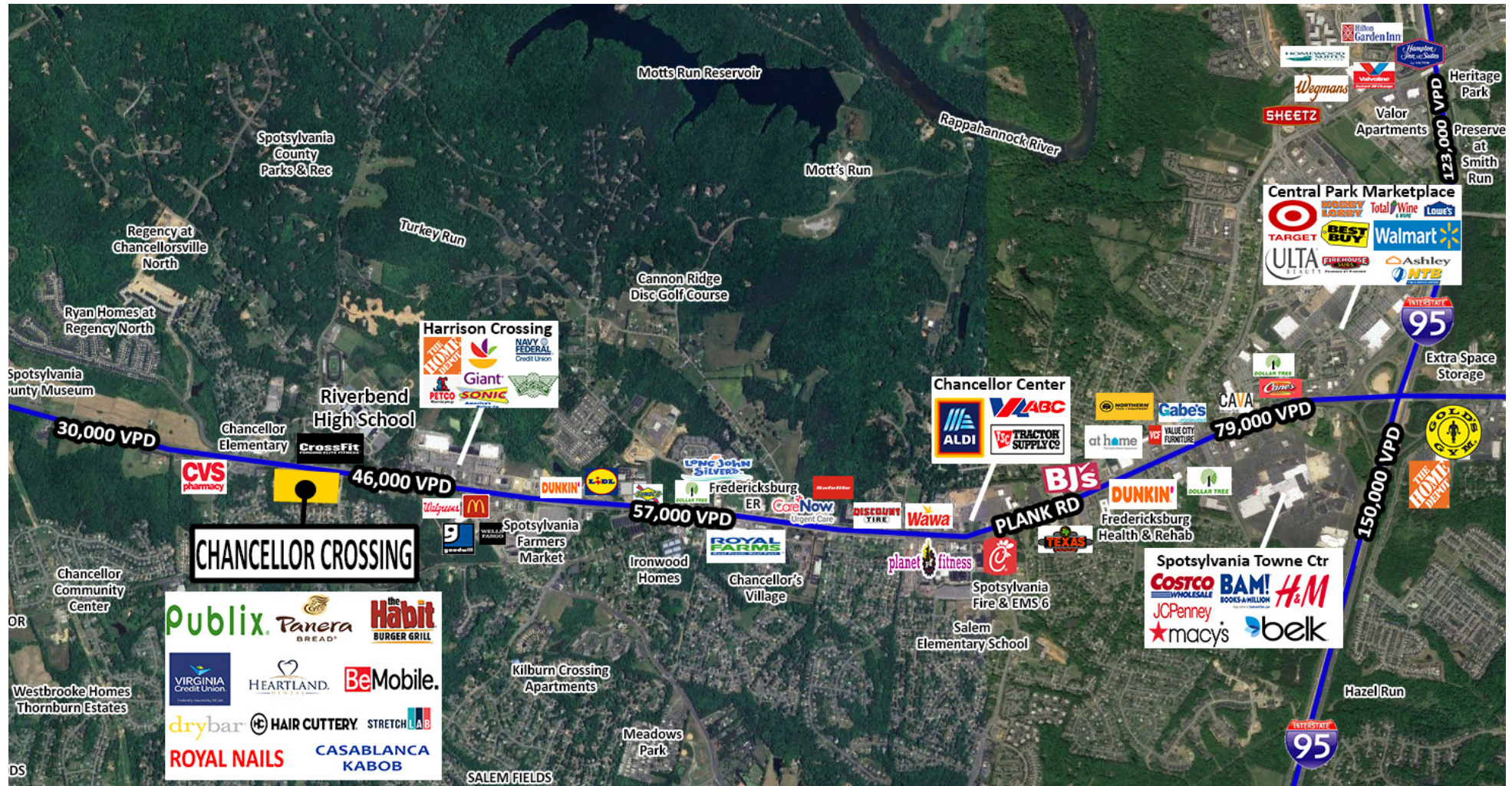
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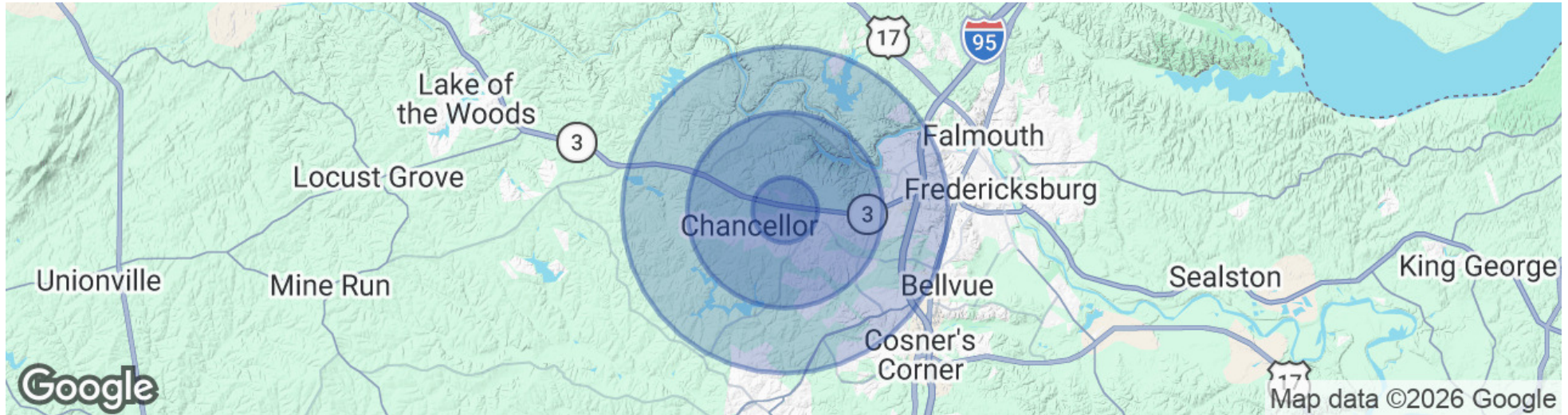
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,094	37,521	82,501
Average Age	39	39	39
Average Age (Male)	38	38	38
Average Age (Female)	40	41	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,955	12,807	29,610
# of Persons per HH	3.1	2.9	2.8
Average HH Income	\$147,748	\$134,617	\$131,807
Average House Value	\$455,486	\$431,705	\$451,433

2020 American Community Survey (ACS)

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