

# LEASE

## ROSWALT SOUTH

4520 Plank Road, Suite 101 Fredericksburg, VA 22407



### PROPERTY DESCRIPTION

Move-In ready office condo available for lease. 918 SF suite featuring a reception area, 3 private offices, 1 conference room, a kitchenette, and an ADA restroom. Nicely appointed office with updated finishes. End unit with lots of natural light.

### LOCATION DESCRIPTION

4520 Plank Rd is located in Roswalt Business Park South, on Route 3/ Plank Rd, a major commercial artery in Fredericksburg, VA. Just 1.5 miles from Interstate 95 via exit 130 B. The property is located in Spotsylvania County.

### PROPERTY HIGHLIGHTS

- Move-In Ready Office Condo for Lease
- Traditional Office Layout
- Situated in a well-established business park
- Located off Route 3/Plank Rd
- Just 1.5 miles from Interstate 95

### OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Available SF:	918 SF

**Ben Keddie, SIOR, CCIM**  
(540) 786-1402  
bkeddie@cbeccommercial.com



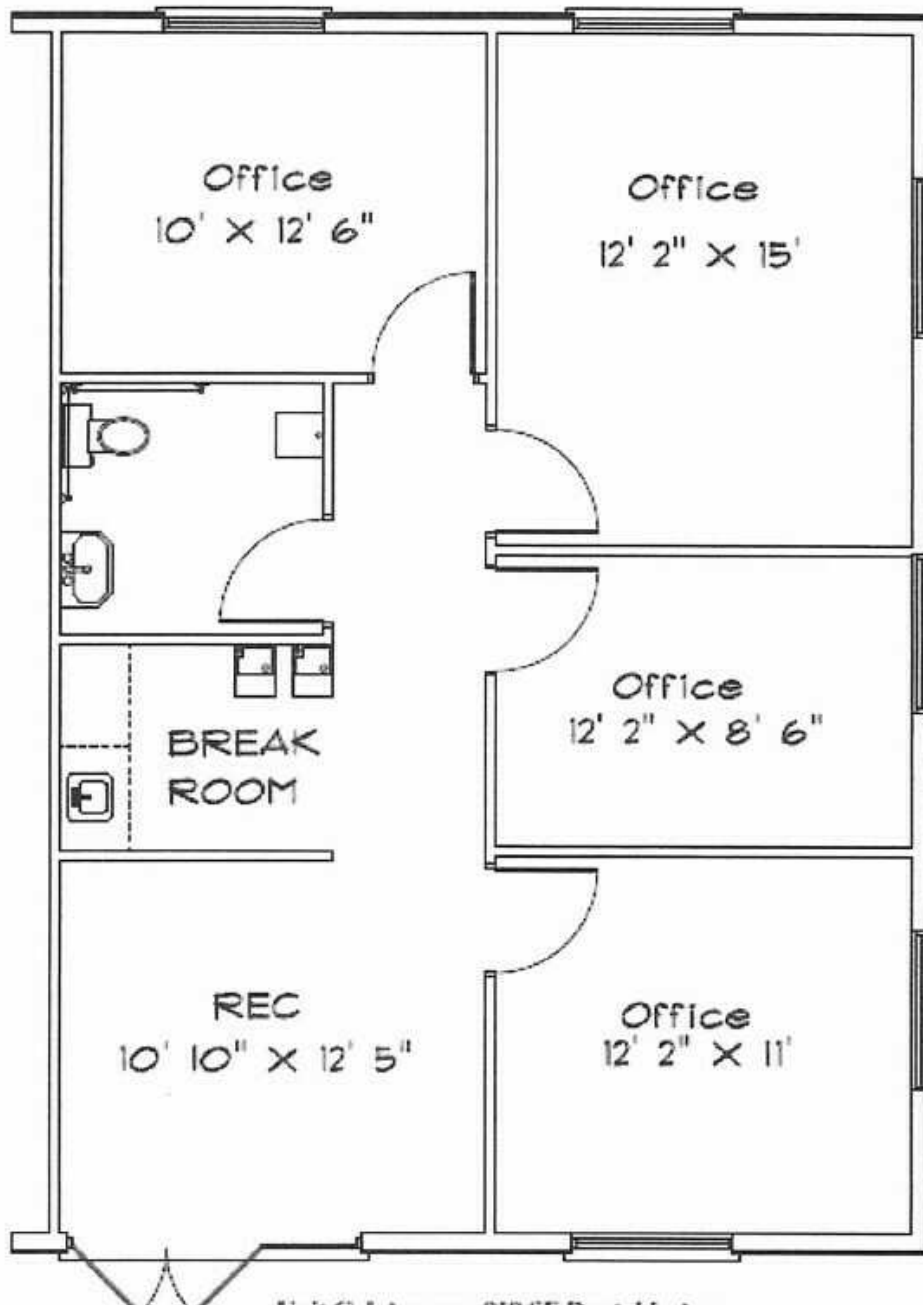
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### PLAN OF PREMISES



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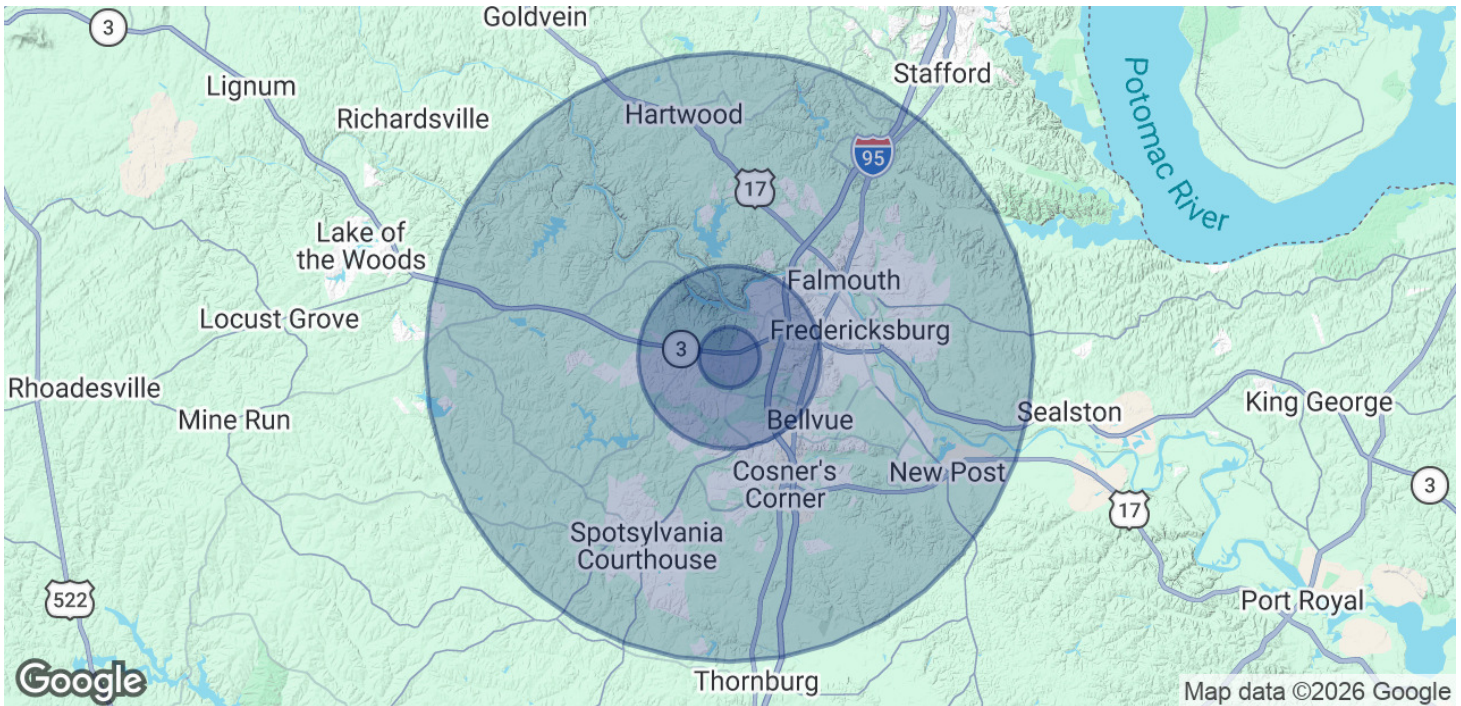
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### POPULATION

	1 MILE	3 MILES	10 MILES
Total Population	7,496	55,661	217,750
Average Age	43	39	39
Average Age (Male)	40	37	38
Average Age (Female)	45	40	40

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	10 MILES
Total Households	2,808	20,316	77,636
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$112,696	\$124,979	\$136,774
Average House Value	\$367,668	\$425,407	\$477,470

Demographics data derived from AlphaMap

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