

RETAIL PROPERTY FOR LEASE
CHANCELLOR CROSSING

5980 PLANK RD FREDERICKSBURG, VA 22407

Taylor Long
PROPERTIES
Commercial Real Estate



For more information:

ELLEN LONG

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Taylor Long Properties
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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.

OFFERING SUMMARY

Lease Rate:	\$42 - \$52 PSF
RETAIL SPACE:	2,000 - 3,000 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

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SITE PLAN

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DRONE PHOTO

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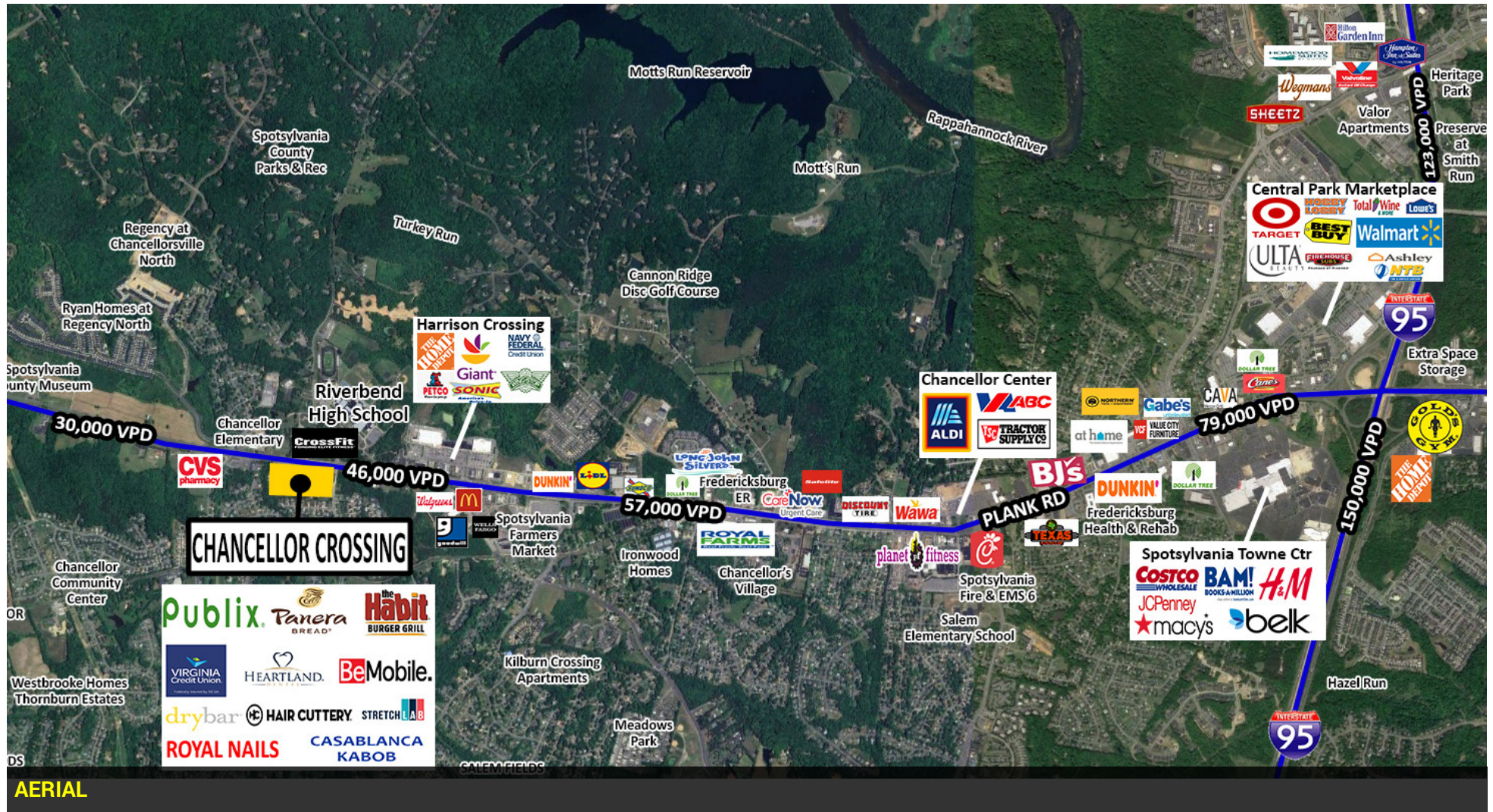
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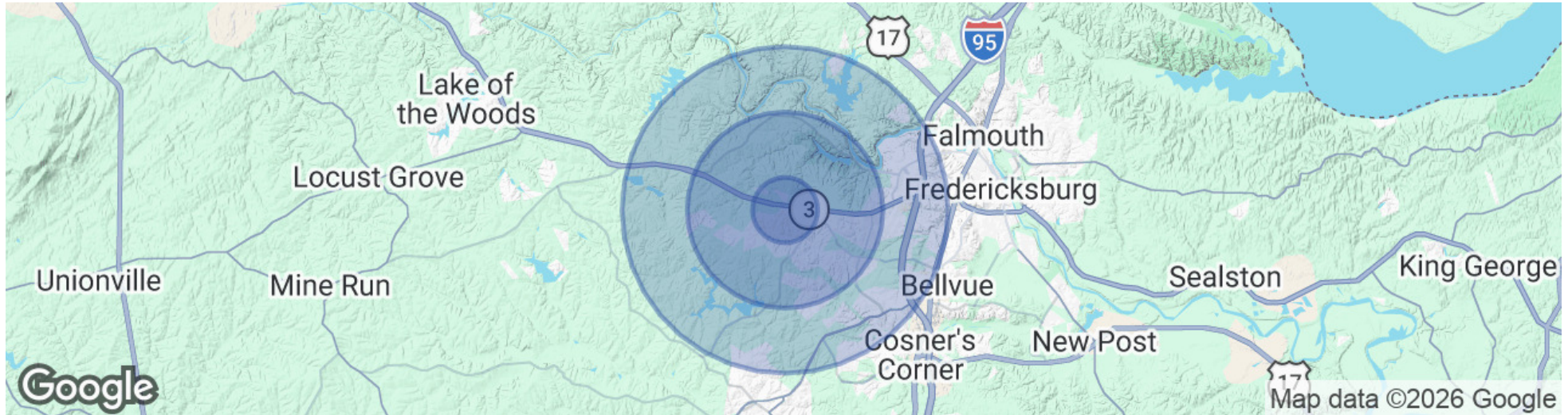
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,094	37,521	82,501
Average Age	39	39	39
Average Age (Male)	38	38	38
Average Age (Female)	40	41	41

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

Demographics data derived from AlphaMan

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