

# SALE / LEASE .59 AC PARCEL AT HARRISON CROSSING SOUTH - FOR SALE OR LEASE

5624 Plank Road Fredericksburg, VA 22407



## PROPERTY DESCRIPTION

.59 AC Parcel at Harrison Crossing South

## PROPERTY HIGHLIGHTS

- ±0.59 Acre Commercial Parcel – Ideal for retail, service, or pad-site development
- For Sale, Ground Lease, or Build-to-Suit – Flexible deal structures to meet investor or user needs
- Last Remaining Parcel Fronting Plank Road within the Harrison Crossing South development
- Exceptional Visibility & Access along heavily traveled Plank Road (Route 3 East)
- Strategically Positioned on the “Going-to-Work” Side of Route 3, capturing peak AM commuter traffic
- Adjacent to a High-Volume Commuter Lot
- Surrounded by Established Retail & Services with strong daytime population and traffic counts

## OFFERING SUMMARY

Sale Price:	\$350,000.00
Lease Rate:	TBD
Zoning:	C-3
Lot Size:	0.59 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,462	26,176	67,524
Total Population	4,355	76,117	191,626
Average HH Income	\$85,841	\$87,383	\$87,782

**Donny Self, CCIM**  
(540) 842-6202



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ELITE

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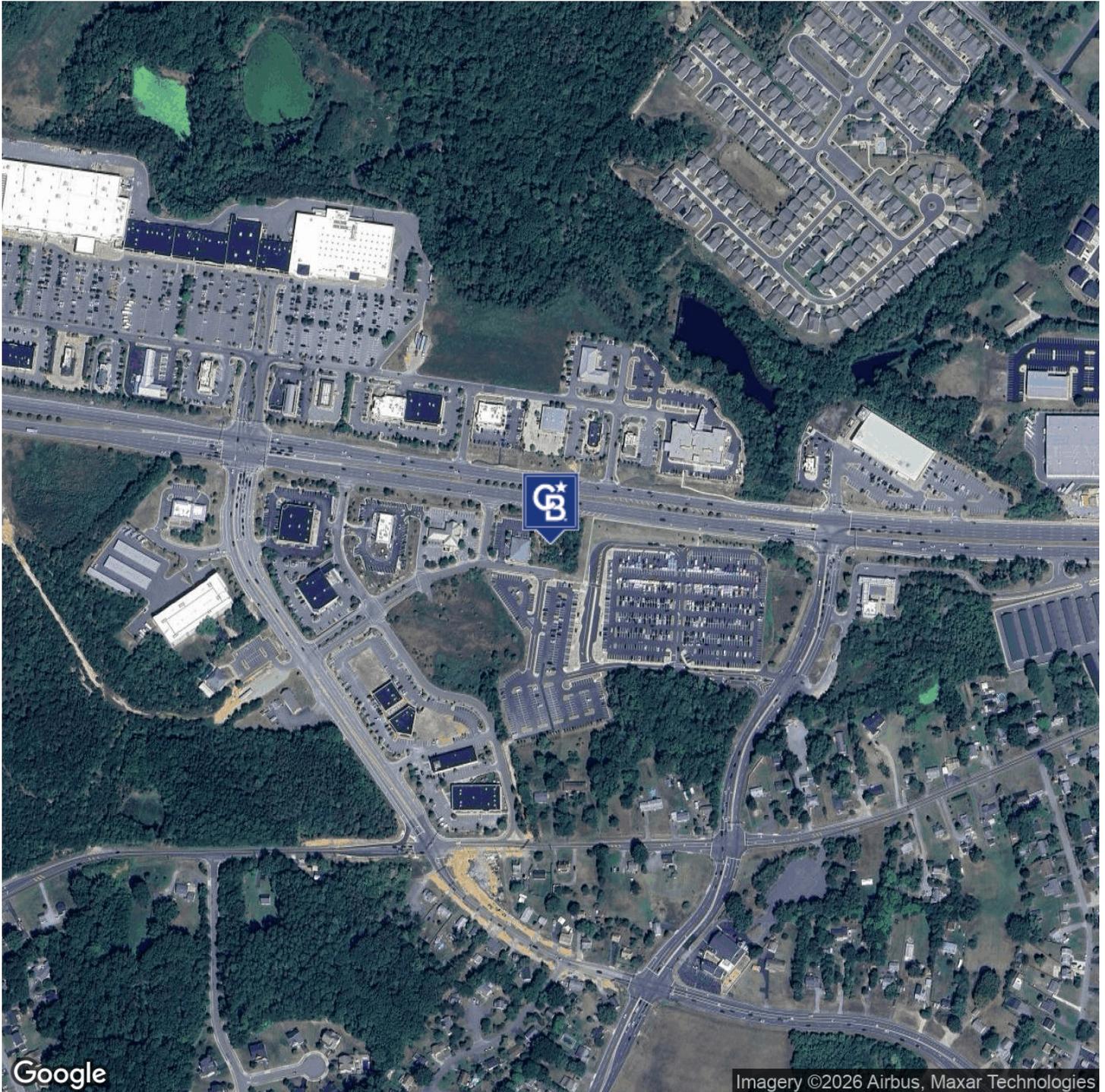
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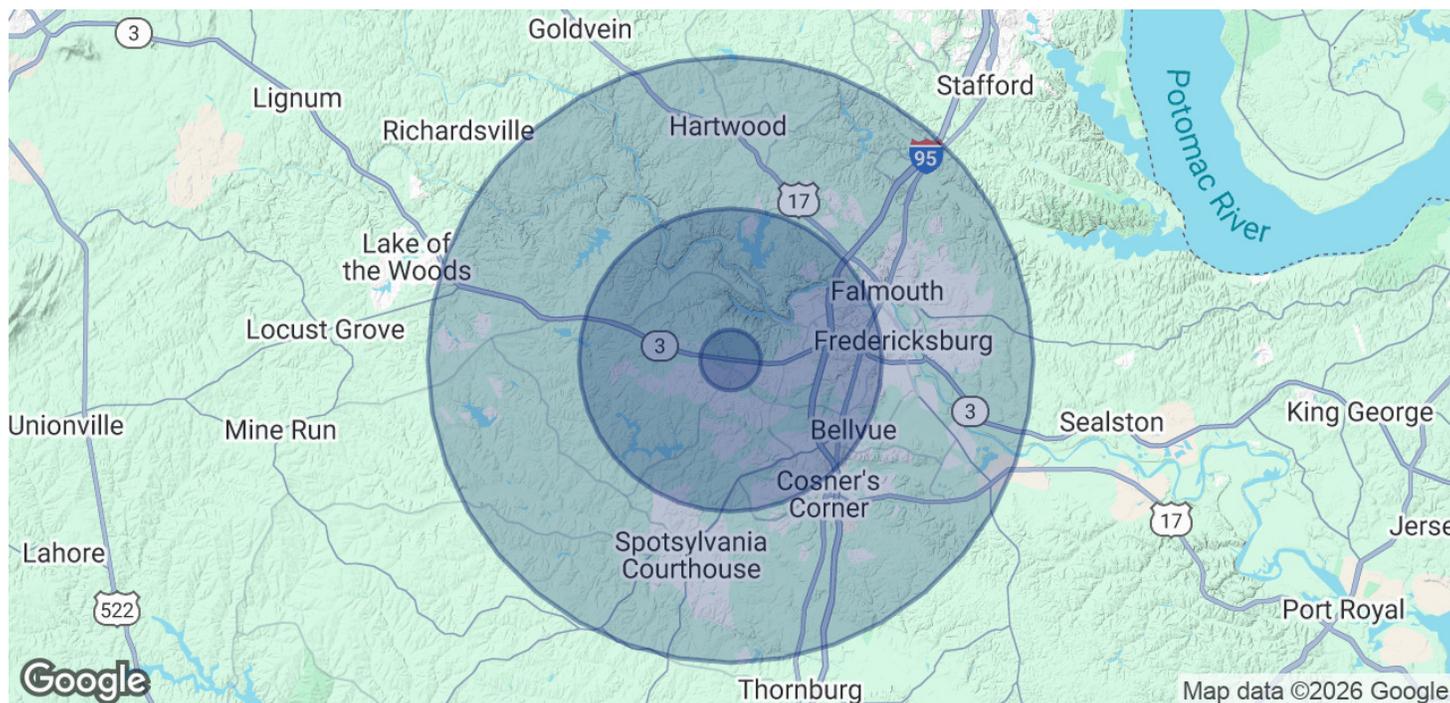


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,355	76,117	191,626
Average Age	33.8	35.1	35.1
Average Age (Male)	33.3	33.1	34
Average Age (Female)	34.8	36.8	36.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,462	26,176	67,524
# of Persons per HH	3	2.9	2.8
Average HH Income	\$85,841	\$87,383	\$87,782
Average House Value	\$330,409	\$324,436	\$340,044

2020 American Community Survey (ACS)

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