

# CHANCELLOR CROSSING

# NOW LEASING: RETAIL

5980 PLANK RD  
FREDERICKSBURG, VA

## FEATURES

- PUBLIX ANCHORED CENTER - PUBLIX NOW OPEN.
- Pad Site and Small Shops for Lease.
- Combined traffic count of 46,000 VPD on Plank Road (Rte. 3).
- Across from Harrison Crossing, a large shopping center - whose tenants include Giant, Home Depot and Petco.
- Located across from Riverbend High School, one of the largest high schools in Virginia.
- High growth residential corridor.

## JOIN:



RETAIL SPACE 1,394 - 2,865 SF  
LEASE RATE \$48 - \$52 PSF

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2024 Population	5,788	37,559	82,885
Avg HH Income	\$133,447	\$120,037	\$117,539
Households	1,861	12,831	29,619
Traffic Count	46,000 VPD on Plank Road		



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**Taylor Long**  
PROPERTIES  
Commercial Real Estate

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### SITE PLAN



Suite	SF (Plans)	SF (Lease/LOI)	Tenant/Status
5942	2,865		AVAILABLE
5940	48,387	48,387	Publix
5936	1,381	1,391	Lee Nails
5934	1,394		AVAILABLE
5932	1,471		AVAILABLE
5930	1,425		AVAILABLE
5928	1,473		AVAILABLE
5926	1,476		AVAILABLE
5922	2,784	2,795	VCU
5918	2,537		AVAILABLE
5916	2,404	2,400	Habit Burger Grill
5912	3,599	3,598	Heartland Dental
5910	2,589	2,600	BeMobile
5904	3,555	3,500	Panera
OP2	1.4855 AC		AVAILABLE

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DRONE PHOTO

**MORGAN**   
THE MORGAN COMPANIES  
DEVELOPMENT ♦ CAPITAL ♦ PROPERTY



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DRONE PHOTO

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THE MORGAN COMPANIES  
DEVELOPMENT ♦ CAPITAL ♦ PROPERTY

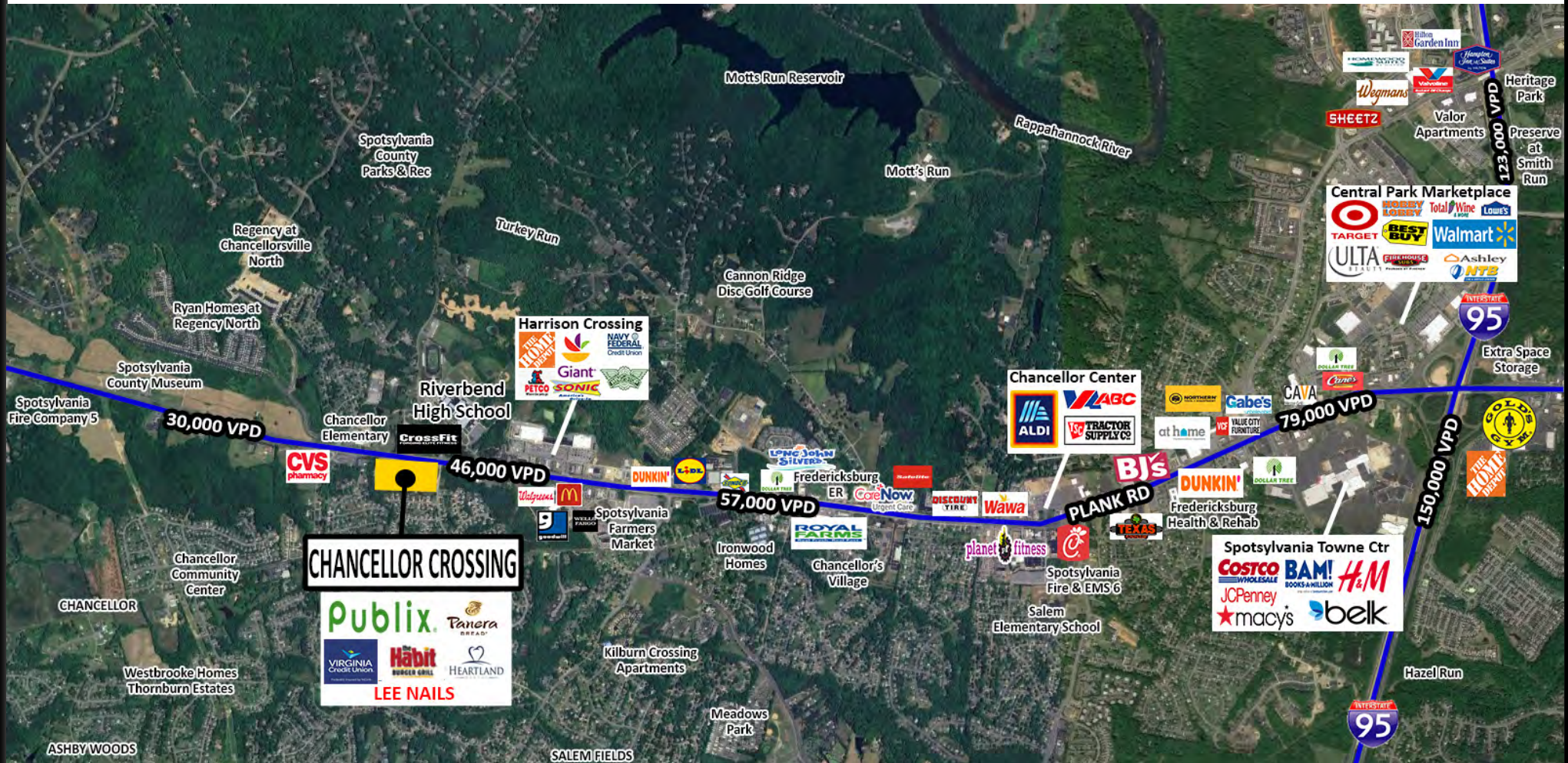


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AERIAL



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### DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,788	37,559	82,885
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	1,861	12,831	29,619
# of Persons per HH	3.1	2.9	2.8
Average HH Income	\$133,447	\$120,037	\$117,539
Average House Value	\$455,486	\$431,705	\$451,433

*Demographics data derived from AlphaMap*

