

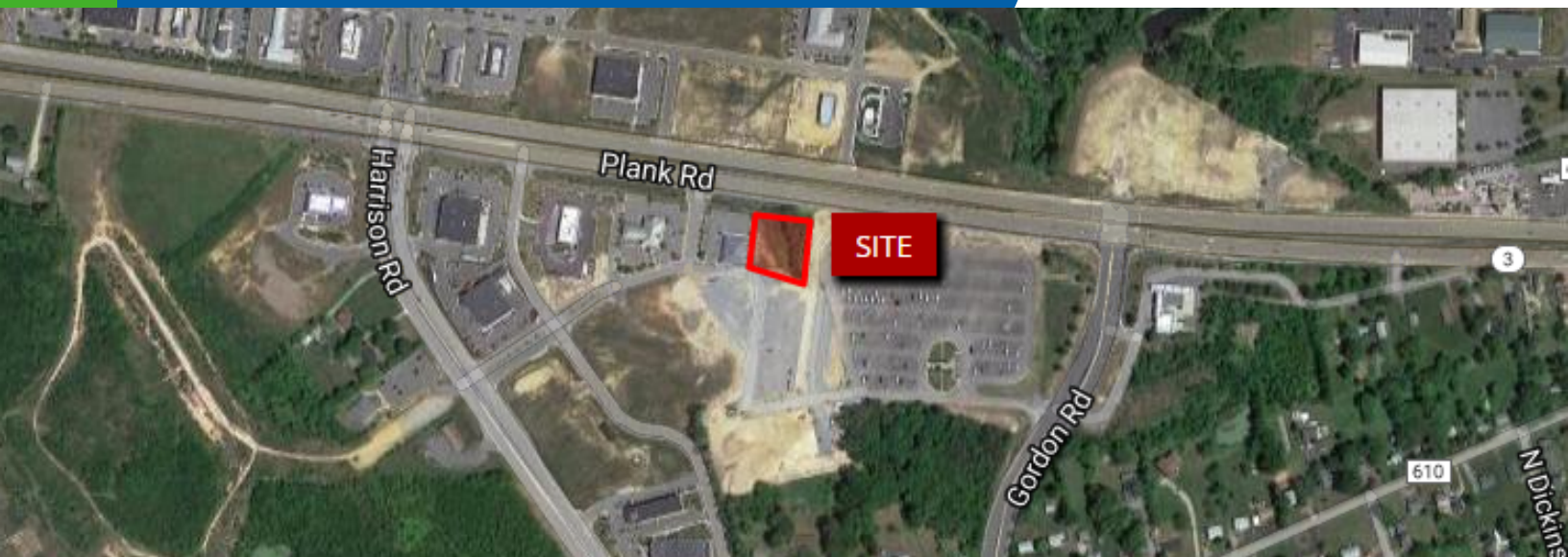
# FOR SALE / LEASE

TBD



**COLDWELL  
BANKER  
COMMERCIAL**

**ELITE**



5624 PLANK ROAD, FREDERICKSBURG, VA 22407

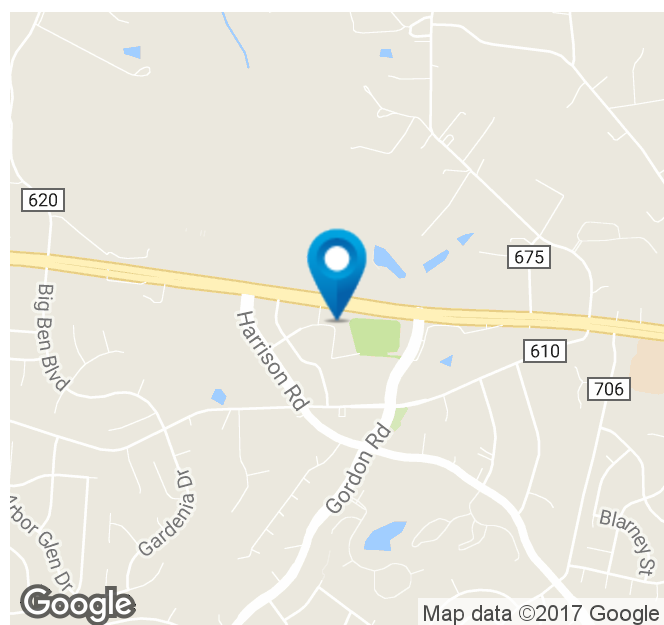
**.59 AC PARCEL AT HARRISON CROSSING SOUTH - FOR SALE OR LEASE**

## Property Description

.59 AC Parcel for Sale or Lease at Harrison Crossing South

## Property Highlights

- Last Parcel Fronting Plank Rd
- Excellent Visibility
- Located next to packed commuter lot
- On "going to work" side of Plank Rd / Route 3
- C3 Zoning



**Donny Self, CCIM**

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**COLDWELL BANKER COMMERCIAL**

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1201 CENTRAL PARK BOULEVARD

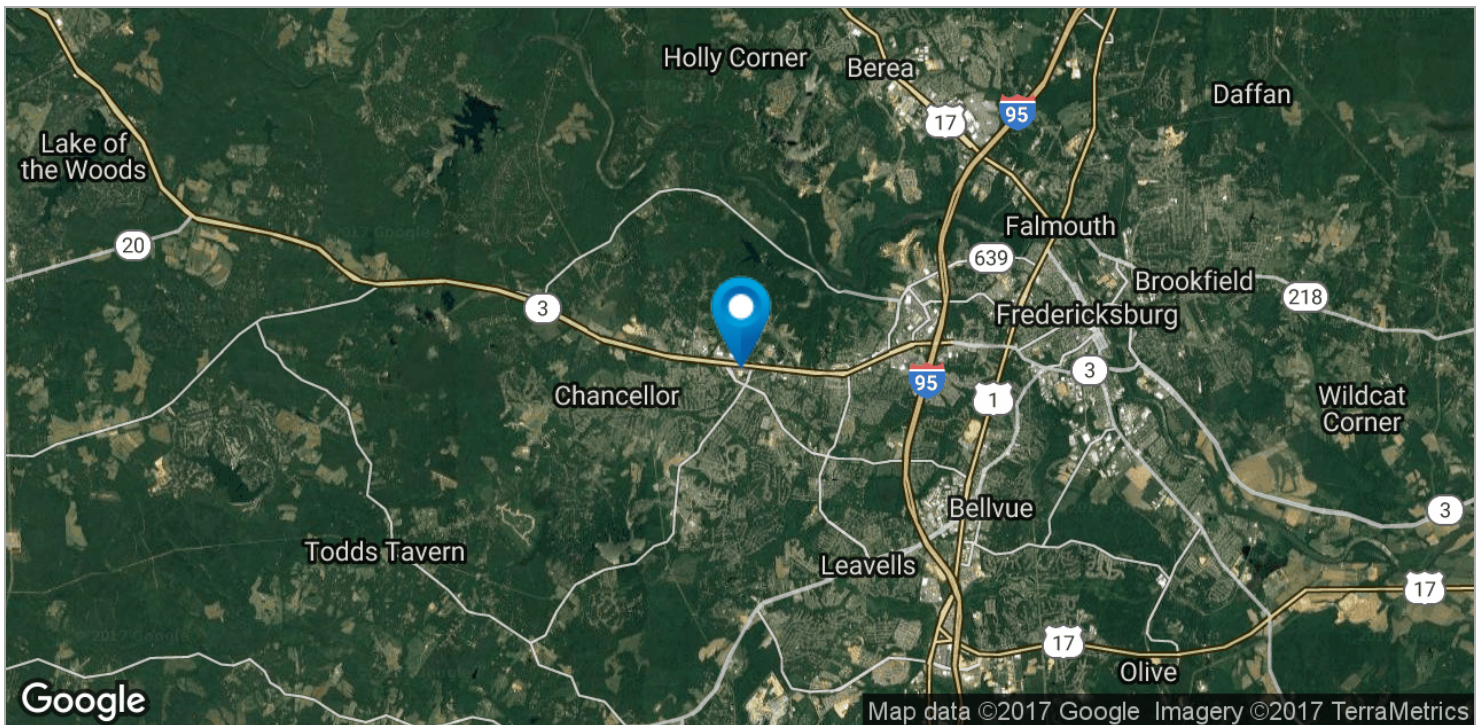
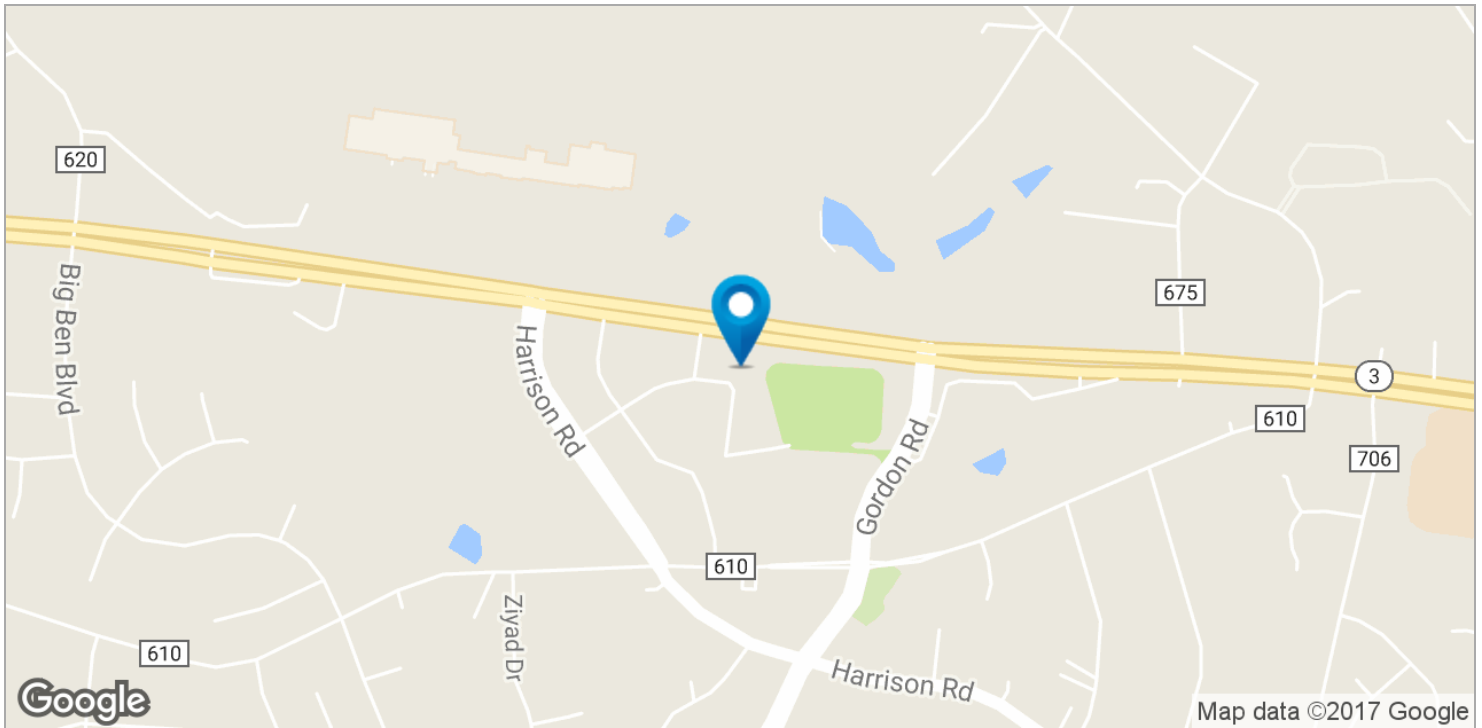
FREDERICKSBURG, VA 22401

540-786-1402

5624 PLANK ROAD, FREDERICKSBURG, VA 22407

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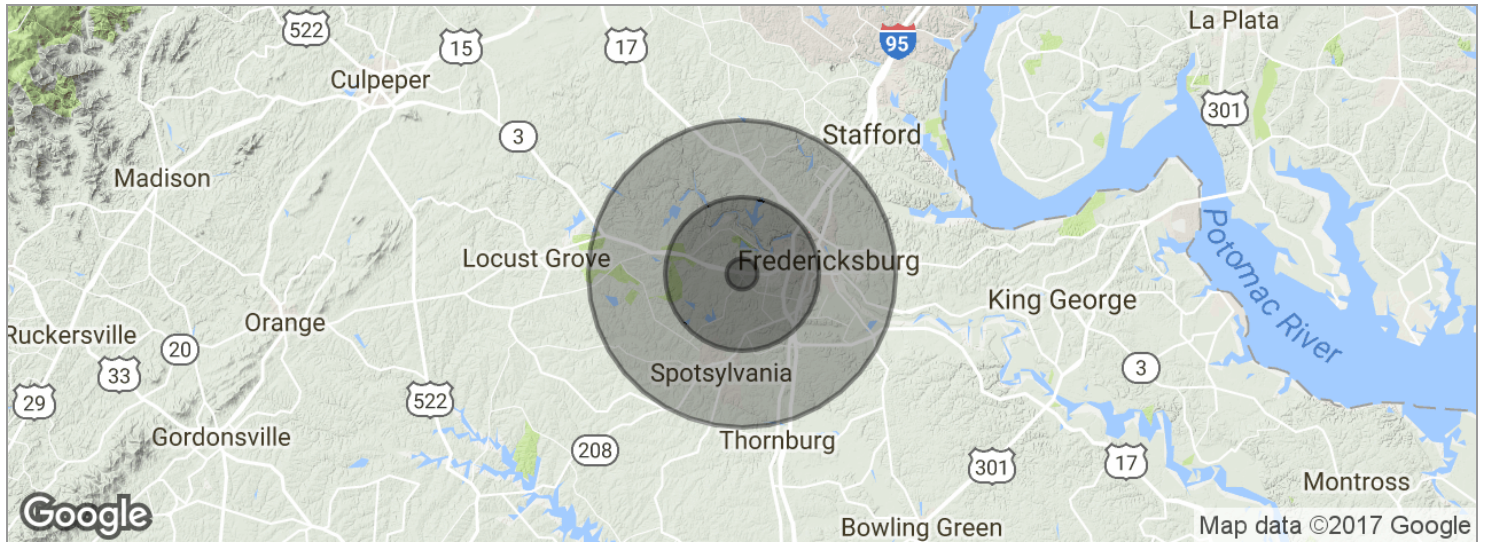
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**ELITE**.59 AC PARCEL AT HARRISON CROSSING SOUTH - FOR SALE OR LEASE

POPULATION	1 MILE	5 MILES	10 MILES
Total population	4,355	76,117	191,626
Median age	33.8	35.1	35.1
Median age (male)	33.3	33.1	34.0
Median 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	3.0	2.9	2.8
Average HH income	\$85,841	\$87,383	\$87,782
Average house value	\$330,409	\$324,436	\$340,044

\* Demographic data derived from 2010 US Census

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