

FOR LEASE

WAVERLY OFFICE COMPLEX
3516 PLANK ROAD
FREDERICKSBURG, VA 22407



CUSHMAN &
WAKEFIELD

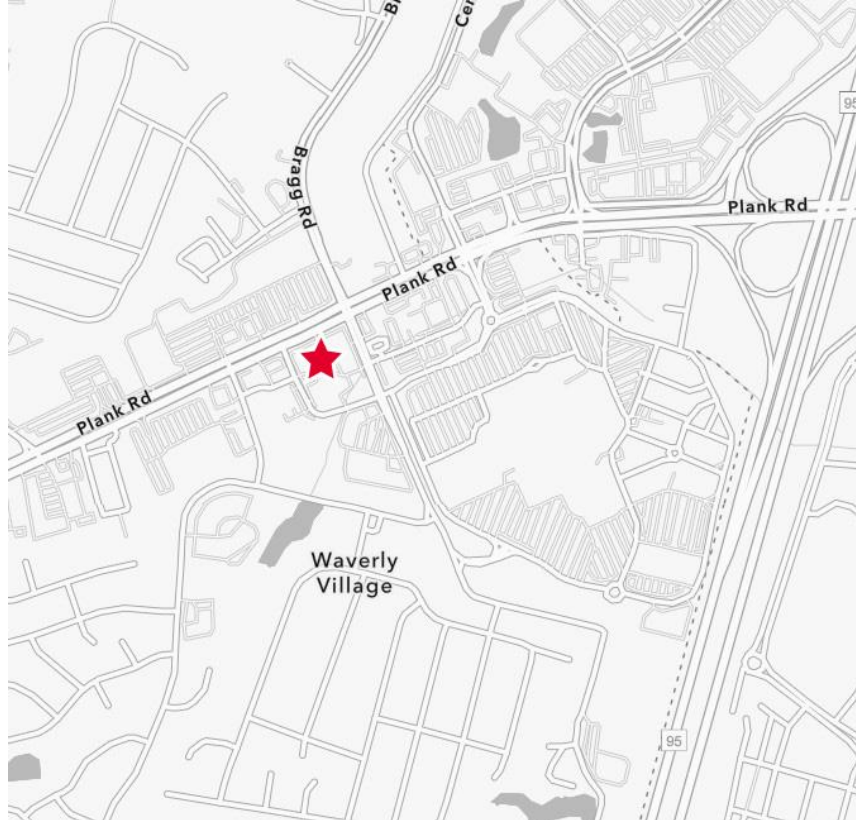
THALHIMER

1,400 SF

AVAILABLE (1 UNIT)

AVAILABLE NOW

PROPERTY FEATURES



CURRENT AVAILABILITIES

UNIT 5A

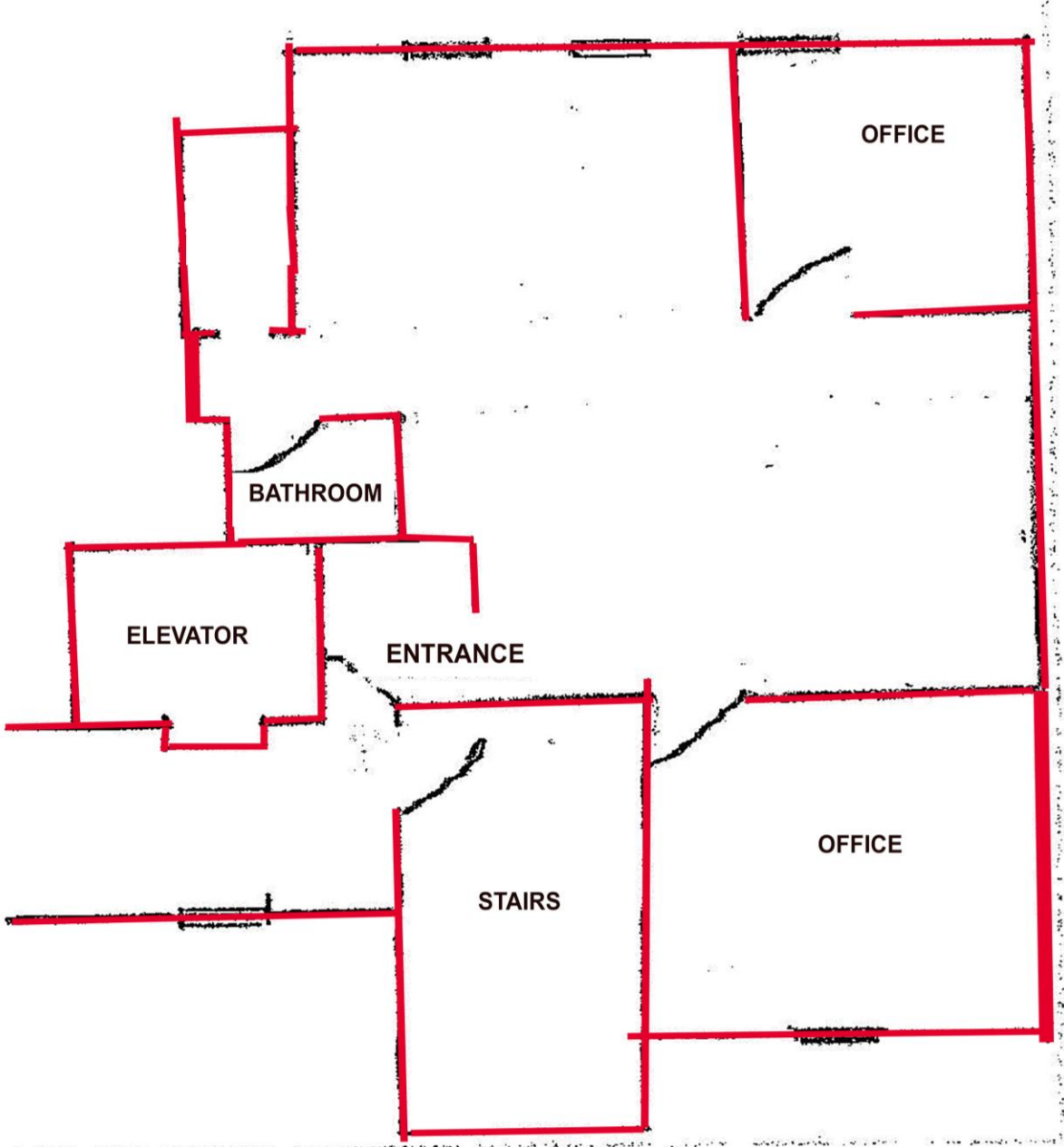
1,400 SF TOTAL SPACE AVAILABLE	\$2,100/Month + Utilities LEASE RATE	Available Immediately TIMING
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DEMOGRAPHICS

4,504 POPULATION 1 MILE	56,762 POPULATION 3 MILES	130,632 POPULATION 5 MILES
1,535 HOUSEHOLDS 1 MILE	21,462 HOUSEHOLDS 3 MILES	49,026 HOUSEHOLDS 5 MILE

- Well maintained office condo available for lease
- Located on major corridor, near Spotsylvania Towne Center, with lots of amenities nearby
- Windows, storage and bathroom in each unit
- Daily Traffic Count: 78,000 VPD+ on busy Route 3 / Plank Road
- Parking available
- All lease rates will be plus separately metered utilities

PROPERTY FLOOR PLAN



PROPERTY PHOTOGRAPHY



Available Now



PROPERTY AERIAL MAP

Wilburn Farms
181 Homes

Salem Heights
78 Homes

Spotsylvania Crossing

at home
VCF VALUE CITY FURNITURE
HAIR CUTTERY
Gabe's Unbelievable!
MISSION BBQ

Spotsylvania Towne Center

COSTCO WHOLESALE
Starbucks
belk
HomeGoods



Waverly Village

FedEx Office

Village Square

Plank Road Plaza

TEXAS
AmeriGas

Maple Grove
514 Homes

Waverly Village
320 Homes

Great Location



THALHIMER

Thalhimer Eagle Village
1125 Emancipation Highway
Fredericksburg, VA 22401
thalhimer.com



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