

CHANCELLOR CENTER

4113 Plank Road
Fredericksburg, VA 22407

38.28995, -77.53031

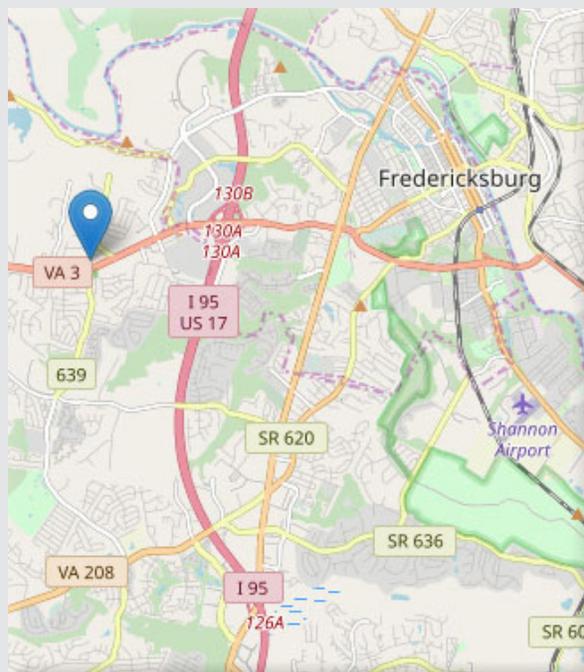


SIZE : 115,350 SF

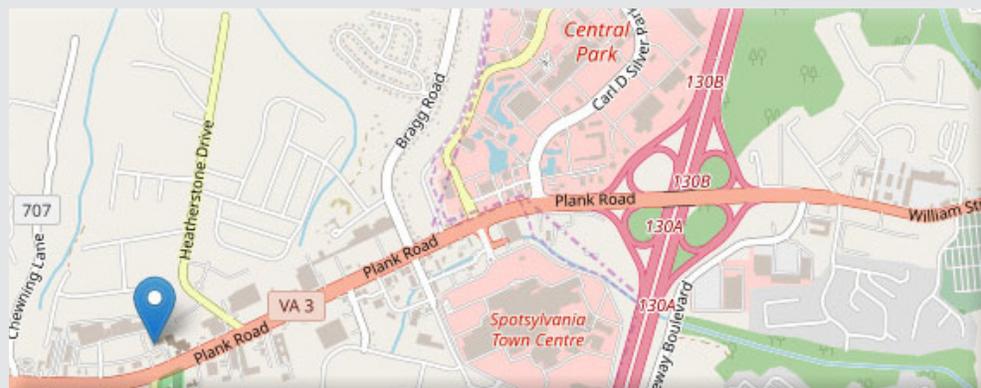
PROPERTY FEATURES

- Join this high traffic shopping center with 76,000 VPD on Route 3, the busiest retail corridor in Fredericksburg.
- LED signage available with excellent visibility and two signalized entrances for easy access.
- Less than one mile away from Central Park, one of the largest retail centers on the east coast with 200 retailers.
- Traffic Counts:
Plank Rd (Rt. 3) : 76,000 VPD
Salem Church Rd : 30,000 VPD

CO-TENANTS



DEMOGRAPHICS – 2024	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	8,012	53,672	120,947
AVE. HOUSEHOLD INCOME	\$98,356	\$108,584	\$113,693
HOUSEHOLDS	2,951	19,524	44,720
POP GROWTH 2020-2025	↑ 4.5%	↑ 4.0%	↑ 5.0%
HH GROWTH 2019-2024	↑ 4.0%	↑ 4.0%	↑ 5.0%



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