



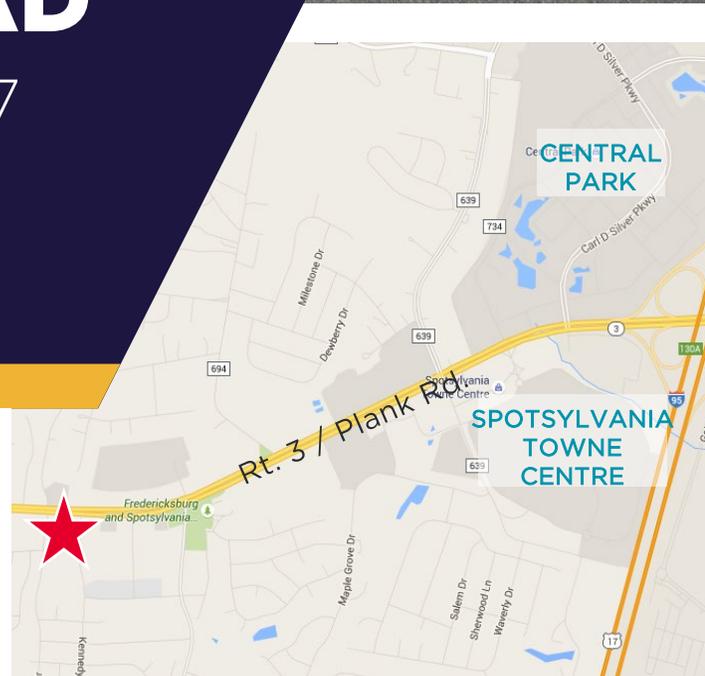
4510 PLANK ROAD

FREDERICKSBURG, VA 22407

FOR SALE

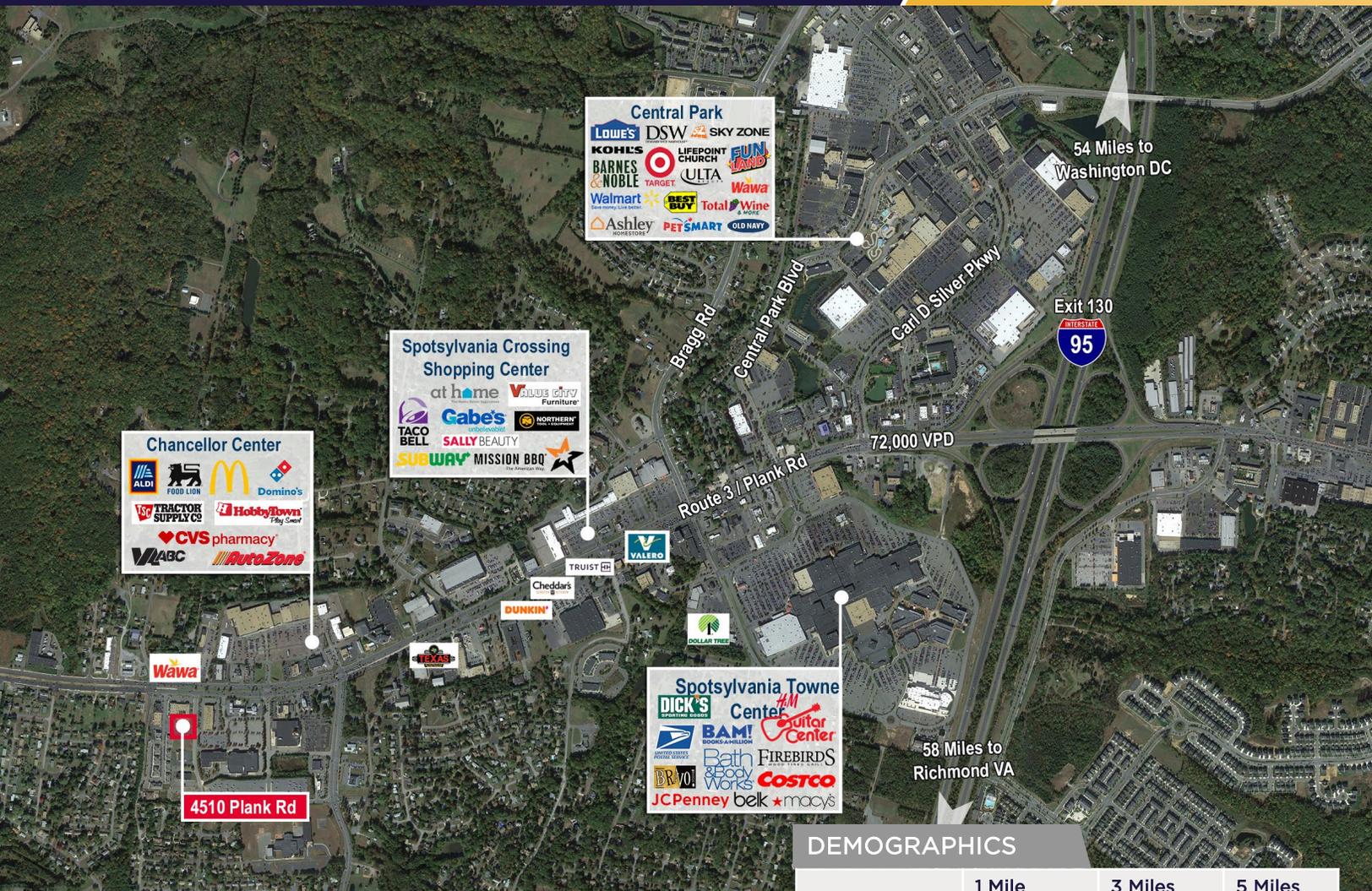
PROPERTY FEATURES

- 17,520 SF
- Two story building located on the busiest corridor in the Fredericksburg area
- Available
- Daily traffic count is 53,000 VPD on Plank Road
- Located just two miles from I-95, exit 130B



TOTAL SIZE	17,520 SF 0.90 AC
SALE PRICE	\$3,100,000
ZONING	C-2
PARKING	61 Spaces 3.5/1,000 SF
TIMING	Immediate

4510 PLANK ROAD



Central Park

LOWE'S DSW SKY ZONE
 KOHLER'S LIFEPOINT CHURCH FUN FAB
 BARNES & NOBLE TARGET ULTA Wawa
 Walmart BEST BUY Total Wine & More
 Ashley PETSMART OLD NAVY

Spotsylvania Crossing Shopping Center

at home VALUE CITY Furniture
 TACO BELL Gabe's NORTHERN
 SUBWAY SALLY BEAUTY MISSION BBQ

Chancellor Center

ALDI FOOD LION McDonald's Domino's
 TRACTOR SUPPLY CO HobbyTown Play Smart
 CVS pharmacy ABC AutoZone

Spotsylvania Towne Center

DICK'S BAMI Guitar Center
 BATH & BODY WORKS FIREBIRDS
 JC Penney belk macy's COSTCO

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	8,022	52,086	116,907
Daytime Population	8,905	51,471	128,825
Average H.H. Income	\$107,224	\$115,129	\$121,045

For more information, please contact:
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