

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	2,000 - 2,890 SF
LEASE RATE	\$42 - \$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		



Ellen Long:

804.864.9788 Ext. 101 (o)

804-539-7793 (m)

ellenlong@taylorlongproperties.com

Robert Marshall:

804-864-9788, Ext. 102 (o)

804-437-4323 (m)

robertmarshall@taylorlongproperties.com

Taylor Long
PROPERTIES
Commercial Real Estate

CHANCELLOR CROSSING

NOW LEASING: RETAIL

5980 PLANK RD
FREDERICKSBURG, VA

SITE PLAN



Suite	SF (Plans)	SF (Lease/LOI)	Tenant/Status
5942	2,890	2,890	AVAILABLE
5940	48,387	48,387	Publix
5936	1,395	1,395	Royal Nails
5934	1,393	1,393	Hair Cuttery
5932	1,476	1,476	Youthful Beginnings
5930	1,434	1,434	Stretchlab
5928	1,475	1,475	Casablanca Kabob
5926	1,477	1,477	DryBar
5922	2,795	2,795	VCU
5918	2,537	2,537	AVAILABLE
5916	2,404	2,404	Habit Burger Grill
5912	3,599	3,599	Heartland Dental
5910	2,600	2,600	BeMobile
5904	3,565	3,565	Panera
OP2	3,000	3,000	AVAILABLE
OP2	2,000	2,000	AVAILABLE
OP2	5,000	5,000	PENDING

CHANCELLOR
CROSSING

NOW LEASING:
RETAIL

5980 PLANK RD
FREDERICKSBURG, VA

DRONE PHOTO

MORGAN 
THE MORGAN COMPANIES
DEVELOPMENT ♦ CAPITAL ♦ PROPERTY



CHANCELLOR
CROSSING

NOW LEASING:
RETAIL

5980 PLANK RD
FREDERICKSBURG, VA

DRONE PHOTO

MORGAN 
THE MORGAN COMPANIES
DEVELOPMENT ♦ CAPITAL ♦ PROPERTY

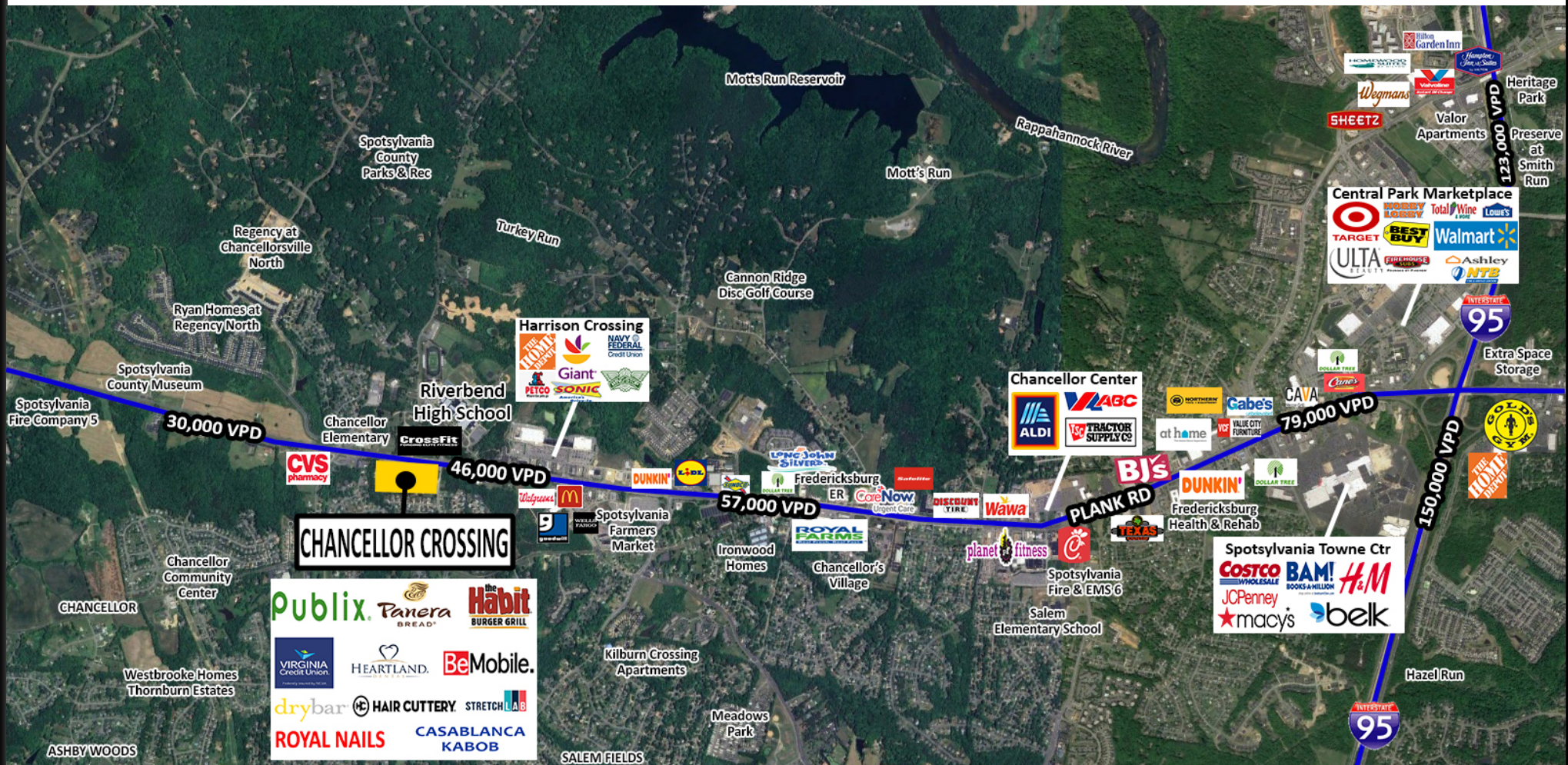


CHANCELLOR CROSSING

NOW LEASING: RETAIL

5980 PLANK RD
FREDERICKSBURG, VA

AERIAL



CHANCELLOR CROSSING

NOW LEASING: RETAIL

5980 PLANK RD
FREDERICKSBURG, VA

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

