

**BARLEY WOODS DEVELOPMENT
SINGLE FAMILY HOMES**

Mary Washington
Healthcare

DUNKIN'



PLANK RD - 55,000 VPD



RETAIL PAD SITE FOR SALE

5457 PLANK ROAD

5457 PLANK RD, FREDERICKSBURG, VA 22407



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PROPERTY OVERVIEW



OFFERING SUMMARY

Sale Price:	Negotiable
Lot Size:	0.57 Acres
Zoning:	C-3
Market:	Fredericksburg

PROPERTY HIGHLIGHTS

- Pad Site opportunity along Rt 3/ Plank Road (55K + VPD)
- Adjacent to a Lidl anchored center
- Prominent retail corridor featuring strong national co-tenancy
- Zoned C-3 for versatile commercial development
- Surrounded by a strong consumer base in one of the fastest growing regions in Virginia

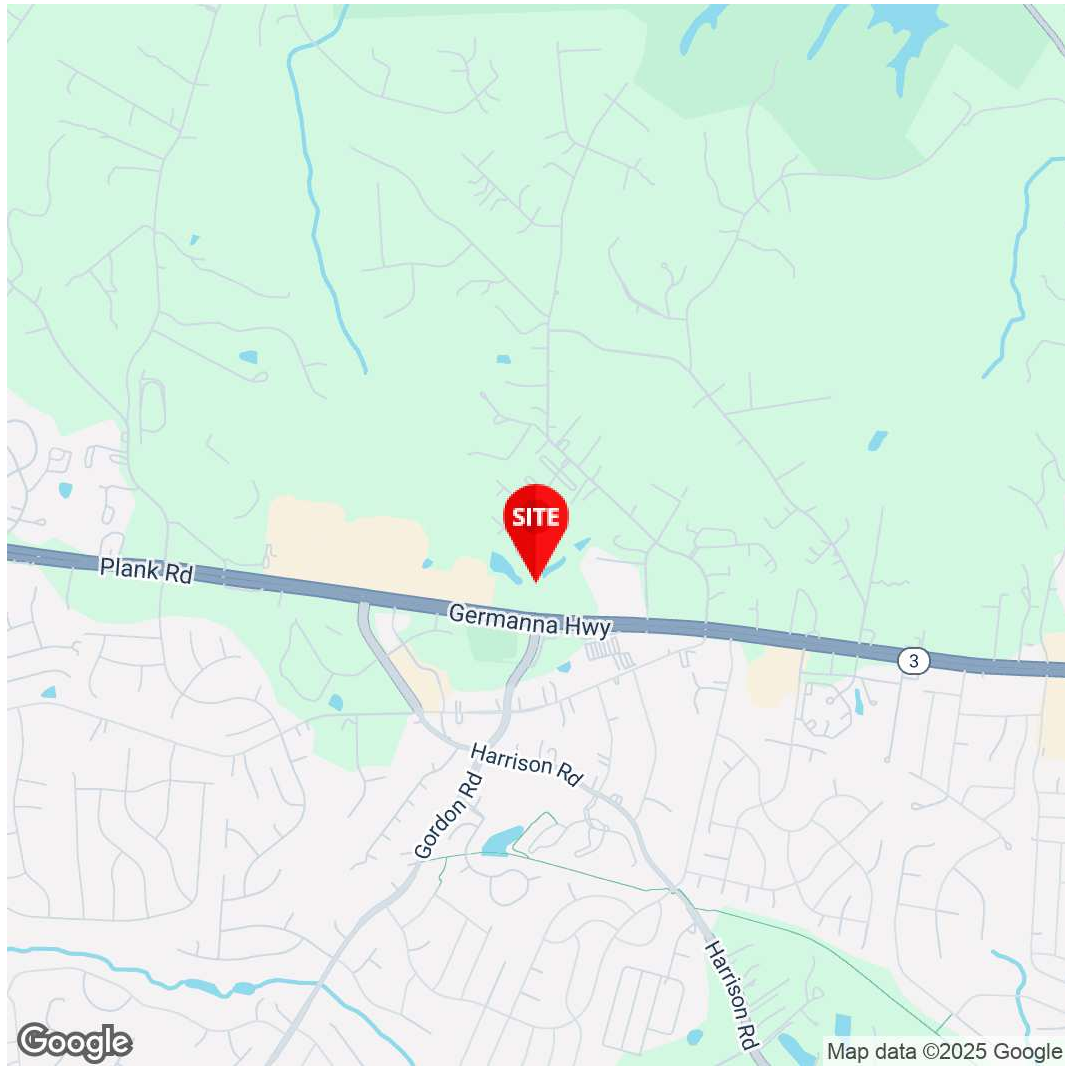
DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Households:	1,745	14,711	37,645
Total Population:	4,484	41,667	103,930
Average HH Income:	\$126,367	\$121,044	\$125,968

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RETAILER MAP





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