

FOR LEASE



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FLEX OFFICE: ROSWALT NORTH BUSINESS PARK

4500 Plank Rd Fredericksburg, VA 22407

PROPERTY HIGHLIGHTS

- Rare Flex Office Space on Busy Commercial Corridor
- Valuable Route 3 Visibility and Access
- Centrally Located to Serve the Entire Fredericksburg Region
- High Traffic Counts (56,000+ vehicles per day on Route 3)
- New Construction in Well-Established Office Park (Q4 2025-Q1 2026 Delivery)

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PROPERTY DESCRIPTION

Two new condominium buildings, site plan-approved, to be constructed for late 2025 to early 2026 delivery. Both Building A, totaling 1,950 square feet of improvements, and Building B, consisting of 3,483 square feet, will have an enhanced parapet height for visibility from Route 3, sprawling above the neighboring rooftops. Both buildings will include a garage/shop bay for storage and light production, suitable for a contractor's office. Zoned C-3, the property supports a wide variety of commercial uses by-right. Remarkably rare opportunity to lease flex space on the most prominent and densely developed commercial thoroughfare in Fredericksburg. Delivery condition (i.e. layout negotiable within reason, with major upgrades subject to pricing.

Parking delivered to each building will meet code standard of 4 spaces per 1,000 square feet of improvements.

Please download separate "For Sale" flyer for pricing and other information for parties interested in a purchase.

OFFERING SUMMARY

Lease Rate:	\$22.50 - 23.50 SF/yr (NNN)
Number of Units:	2
Available SF:	1,950 - 3,483 SF
Lot Size:	22,299 SF
Building Size:	0 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	19,982	42,739	77,636
Total Population	54,796	116,135	217,750
Average HH Income	\$125,383	\$127,222	\$136,774

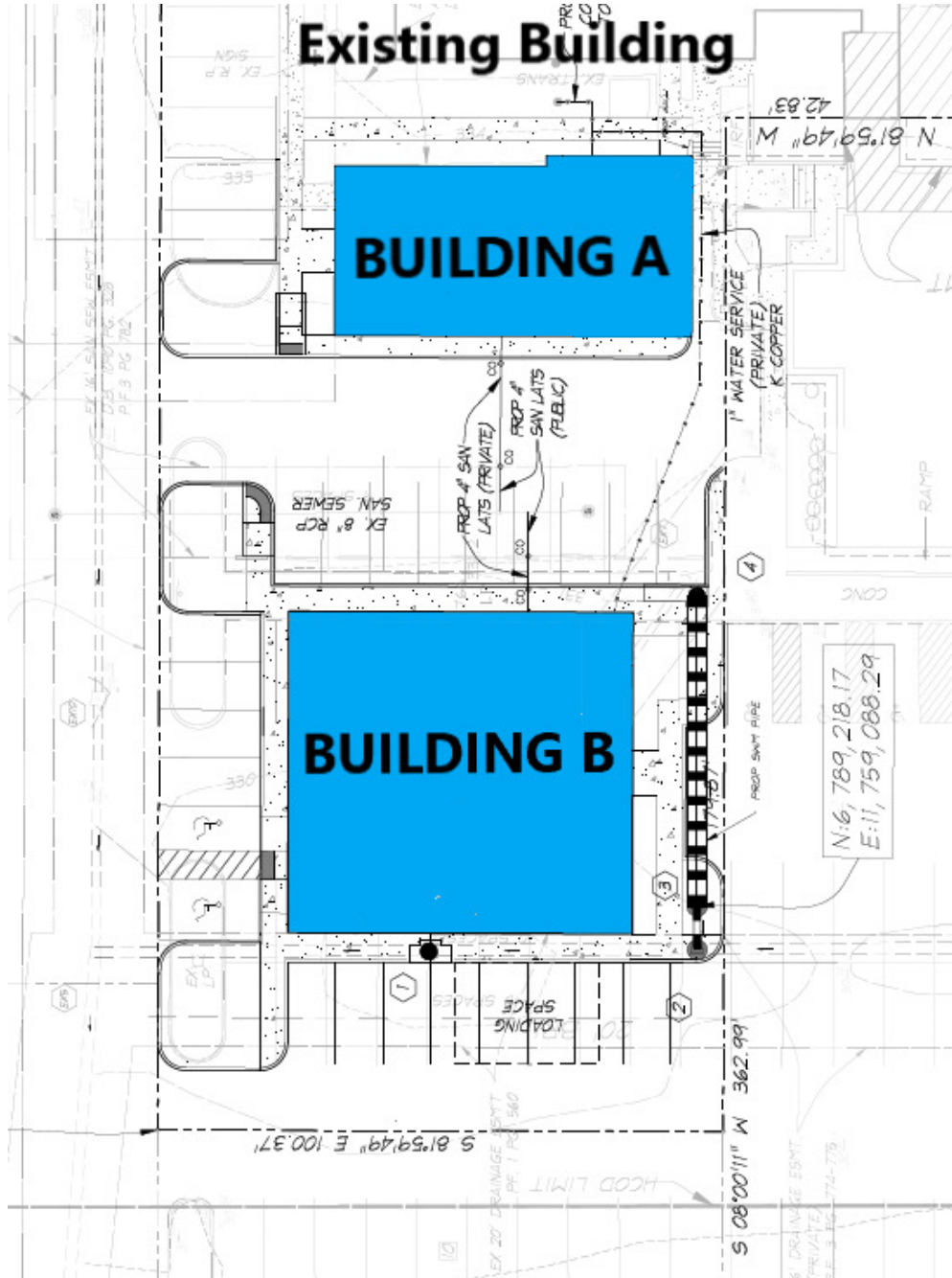
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Note: Plank Road runs Parallel to the top or North portion of the above site plan

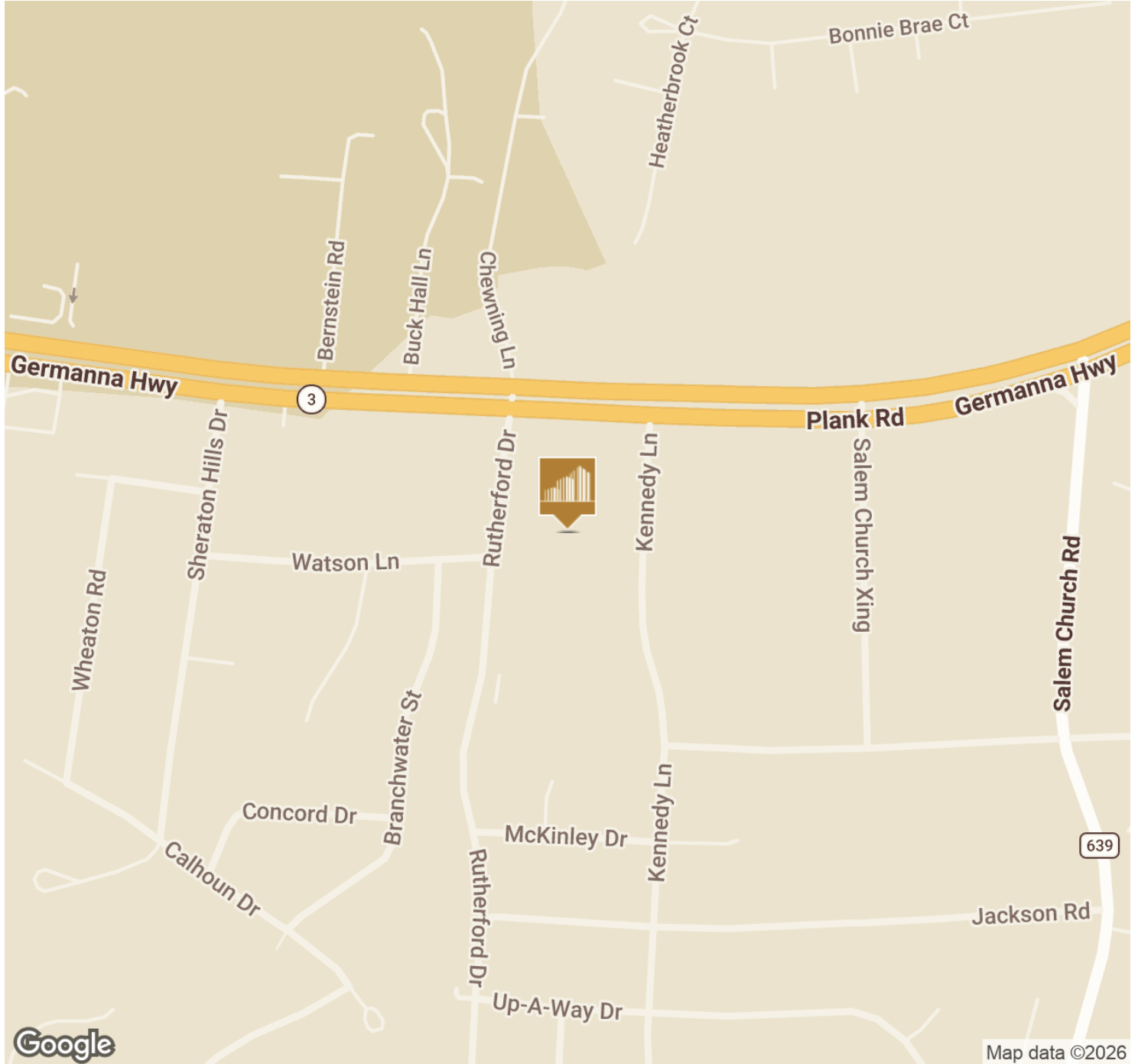
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BUILDING RENDERINGS

4500 Plank Rd Fredericksburg, VA 22407



Building A Rendering



Building B Rendering

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LOCATION & VISIBILITY

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LOCATION DESCRIPTION

Rare opportunity to lease or own an office with warehouse storage in the Fredericksburg region's busiest commercial corridor, Plank Road (Route 3). Located just west of Salem Church Road, 4500 Plank Road, commonly known as Roswalt Business Park, has average daily traffic counts north of 56,000 vehicles, placing it in one of the more densely traveled corridors in the region. Long established as the quintessential thoroughfare for commerce in the Fredericksburg region, Plank Road directly accesses all shopping and food destinations in Spotsylvania Towne Center and Central Park.

Within five minutes of I-95 exit 130, the site offers a central hub for its occupant to serve the entire region. Abundant parking surrounds the future building, in the well-established office development Roswalt Business Park, with lighted intersection access to the parking lot off Route 3. The new buildings present an opportunity to advertise your business with visible signage along Plank Road, cashing in on the above illustrated building height and the exceptional daily traffic count. Accessible from all directions at the lighted intersection to Rutherford Drive, and right-in/right-out access headed east toward I-95.

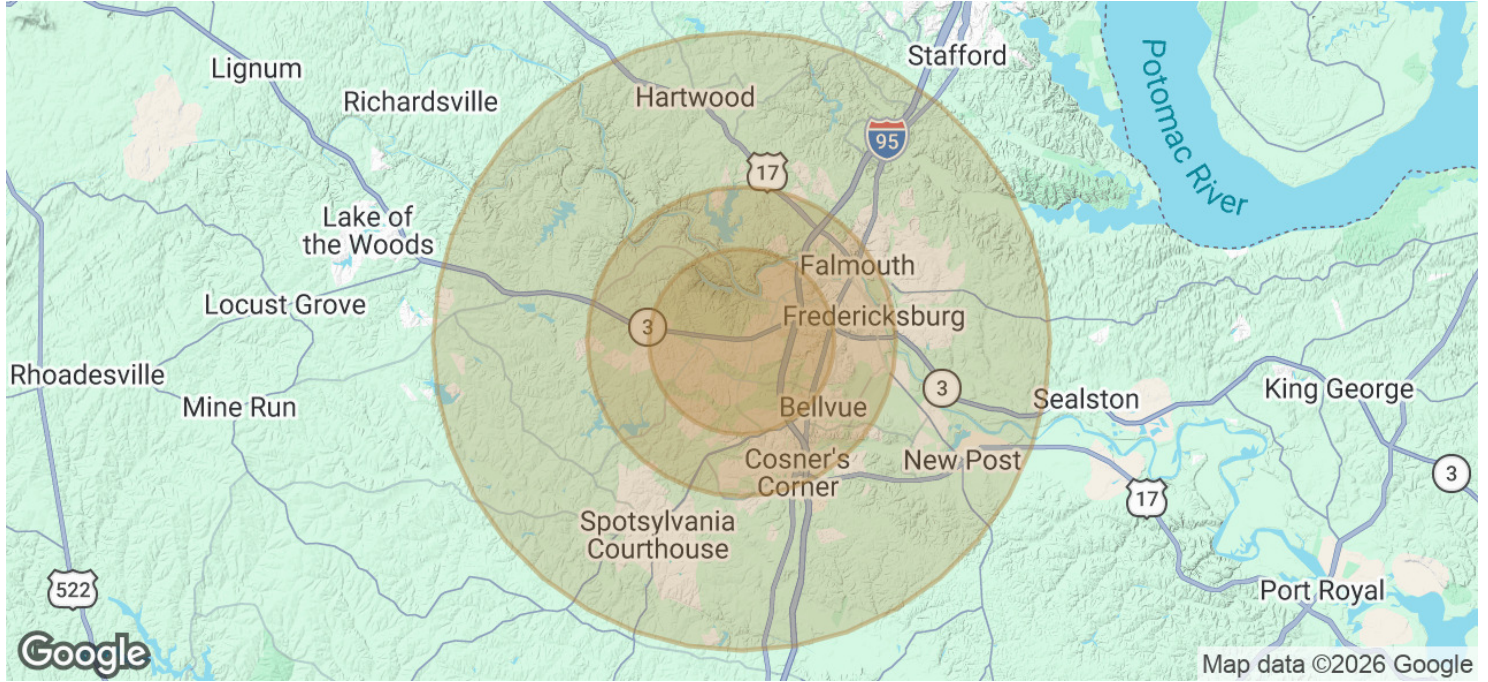
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POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	54,796	116,135	217,750
Average Age	39	39	39
Average Age (Male)	37	38	38
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	19,982	42,739	77,636
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$125,383	\$127,222	\$136,774
Average House Value	\$426,084	\$464,025	\$477,470

Demographics data derived from AlphaMap

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