

# LEASE

## RETAIL SHOPS AT FRED VEGAS

4701 Plank Road Fredericksburg, VA 22407



### PROPERTY DESCRIPTION

15,000 sf Retail center located within Spotsylvania County's most densely populated housing hub.

### PROPERTY HIGHLIGHTS

- Prime frontage and access on Plank Road/Route 3 with over 70,000 ADT
- Approximately 1.8 miles from I-95 on Rt 3 west near Discount Tire
- Join Pizza Hut, Martial Arts, Dry Cleaners and many other Complimentary uses!
- One suite available - Suite 104 (1000 sf) - fully built out
- Each suite features floor to ceiling glass storefront

### OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (NNN)
Number of Units:	10
Available SF:	1,000 SF
Lot Size:	1.31 Acres
Building Size:	15,000 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,579	33,495	70,677
Total Population	4,532	95,852	202,996
Average HH Income	\$84,983	\$81,878	\$88,159

**Brian Cunningham, CCIM**  
(540) 429-3414

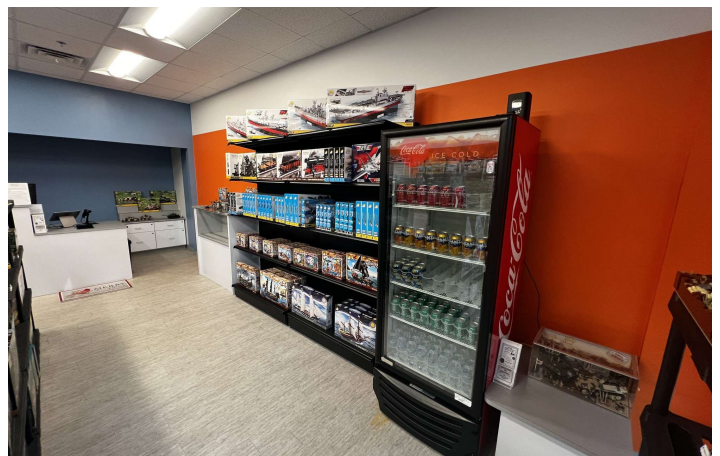
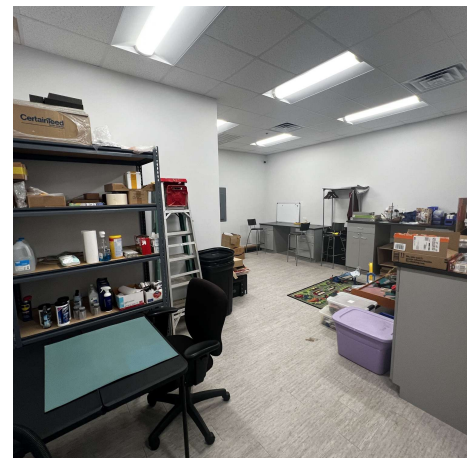


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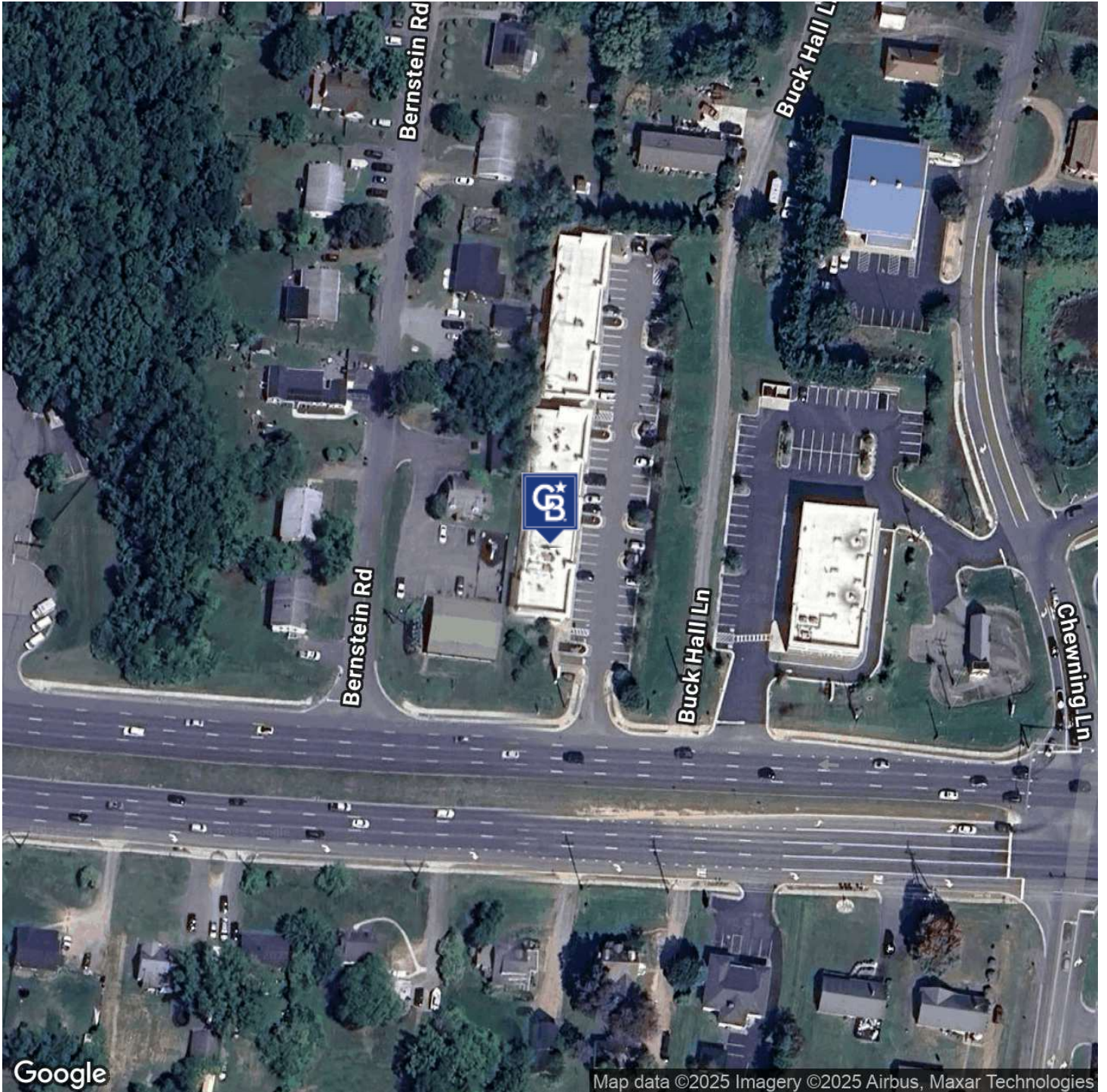


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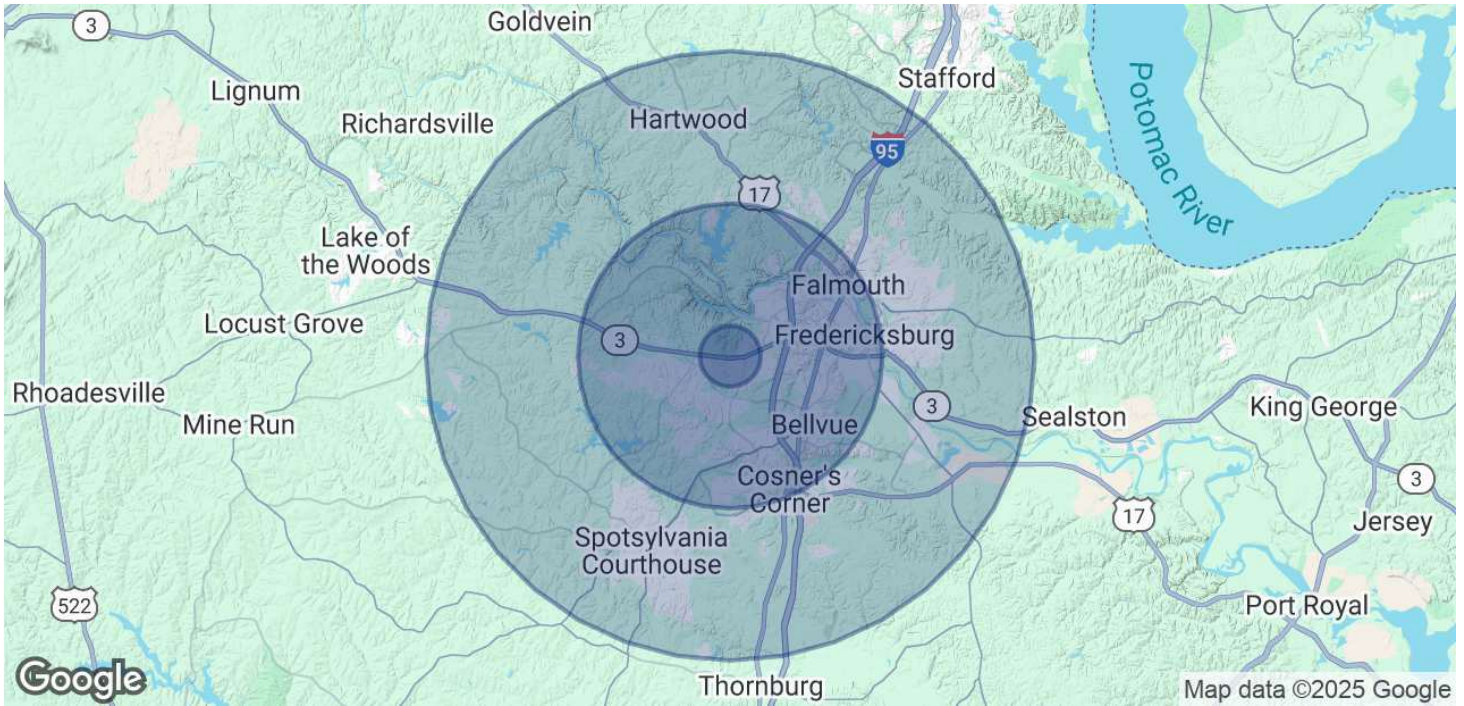


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,532	95,852	202,996
Average Age	40.5	34.3	34.9
Average Age (Male)	33.7	32.7	33.9
Average Age (Female)	46.8	35.7	35.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,579	33,495	70,677
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$84,983	\$81,878	\$88,159
Average House Value		\$322,662	\$339,696

2020 American Community Survey (ACS)

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