

CHANCELLOR CROSSING

5980 PLANK RD | FREDERICKSBURG, VA 22407



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CoStar
POWERBROKER
Top Firm Award



Taylor Long
PROPERTIES
Commercial Real Estate

RETAIL PROPERTY FOR LEASE

CHANCELLOR CROSSING

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PROPERTY HIGHLIGHTS

- PUBLIX-ANCHORED CENTER with adjoining retail
- Small Shops available for Lease.
- Combined traffic count of 46,000 VPD on Plank Road (Rte. 3).
- Across from Harrison Crossing, a large shopping center anchored by Giant, Home Depot and Petco.
- Located across from Riverbend High School, one of the largest high schools in Virginia.
- Along a major, high-traffic commercial belt in western Fredericksburg.
- Located in a dynamic, high growth residential corridor.

OFFERING SUMMARY

Lease Rate:	\$42 - \$52 PSF
RETAIL SPACE:	1,500 - 2,537 SF
Lot Size:	2 Acres
Building Size:	76,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,955	12,807	29,610
Total Population	6,094	37,521	82,501
Average HH Income	\$147,748	\$134,617	\$131,807

For more information:

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Taylor Long Properties
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Suite	SF (Plans)	SF (Lease/LOI)	Tenant/Status
5942	2,890	2,890	PENDING
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		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	5,000	5,000	Anytime Fitness
OP2	1,500		AVAILABLE
OP2	2,600	2,600	PENDING

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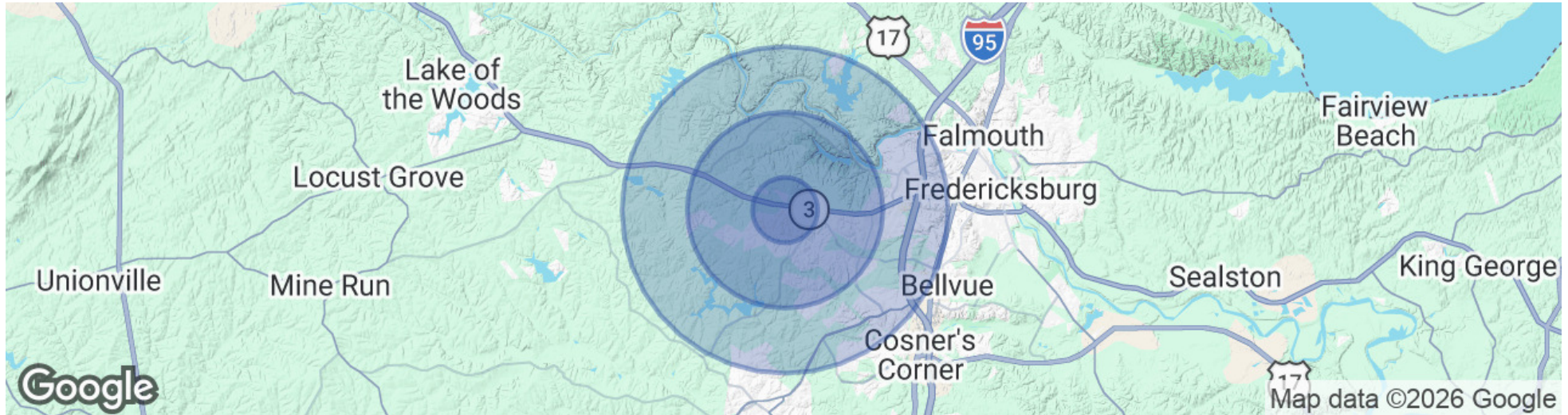
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,094	37,521	82,501
Average Age	39	39	39
Average Age (Male)	38	38	38
Average Age (Female)	40	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,955	12,807	29,610
# of Persons per HH	3.1	2.9	2.8
Average HH Income	\$147,748	\$134,617	\$131,807
Average House Value	\$455,486	\$431,705	\$451,433

2020 American Community Survey (ACS)

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