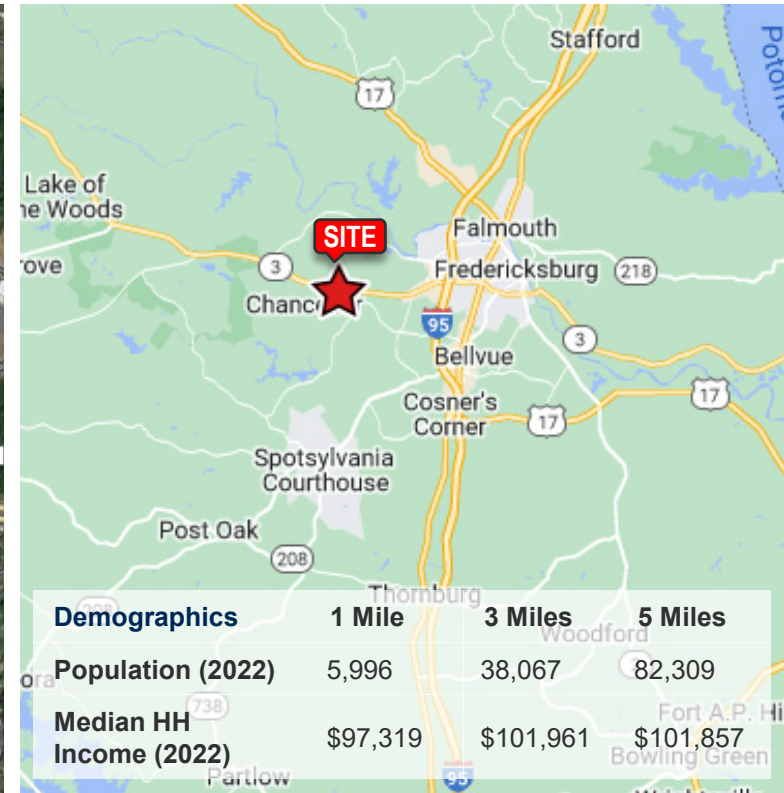


5980 Plank Road

Fredericksburg, VA

**NEW SHOPPING CENTER
SPACE AVAILABLE**



Highlights

- Proposed, Publix-anchored shopping center with adjoining retail.
- Along a major, high-traffic commercial corridor in western Fredericksburg.
- Near Harrison Crossing, a large shopping center whose tenants include Home Depot, Giant, and Petco.
- Across the street from Riverbend High School and Chancellor Elementary School, which have a combined enrollment of approximately 2,400 students.

Property Overview

Available Space: 14,000± SF (multiple space; divisible)
Lot Size: 19.85 acres

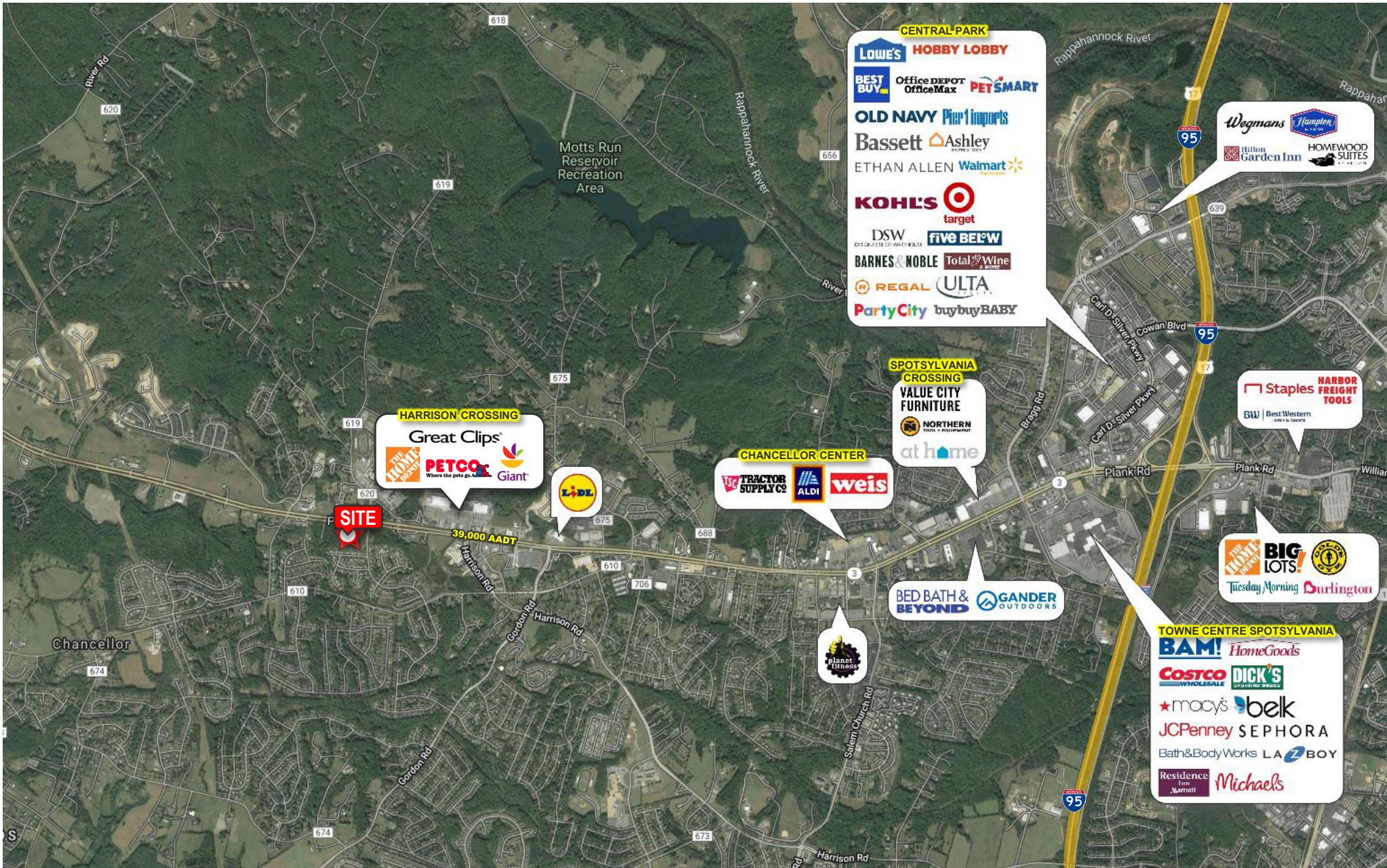
Traffic Counts

39,000 AADT along Plank Rd.

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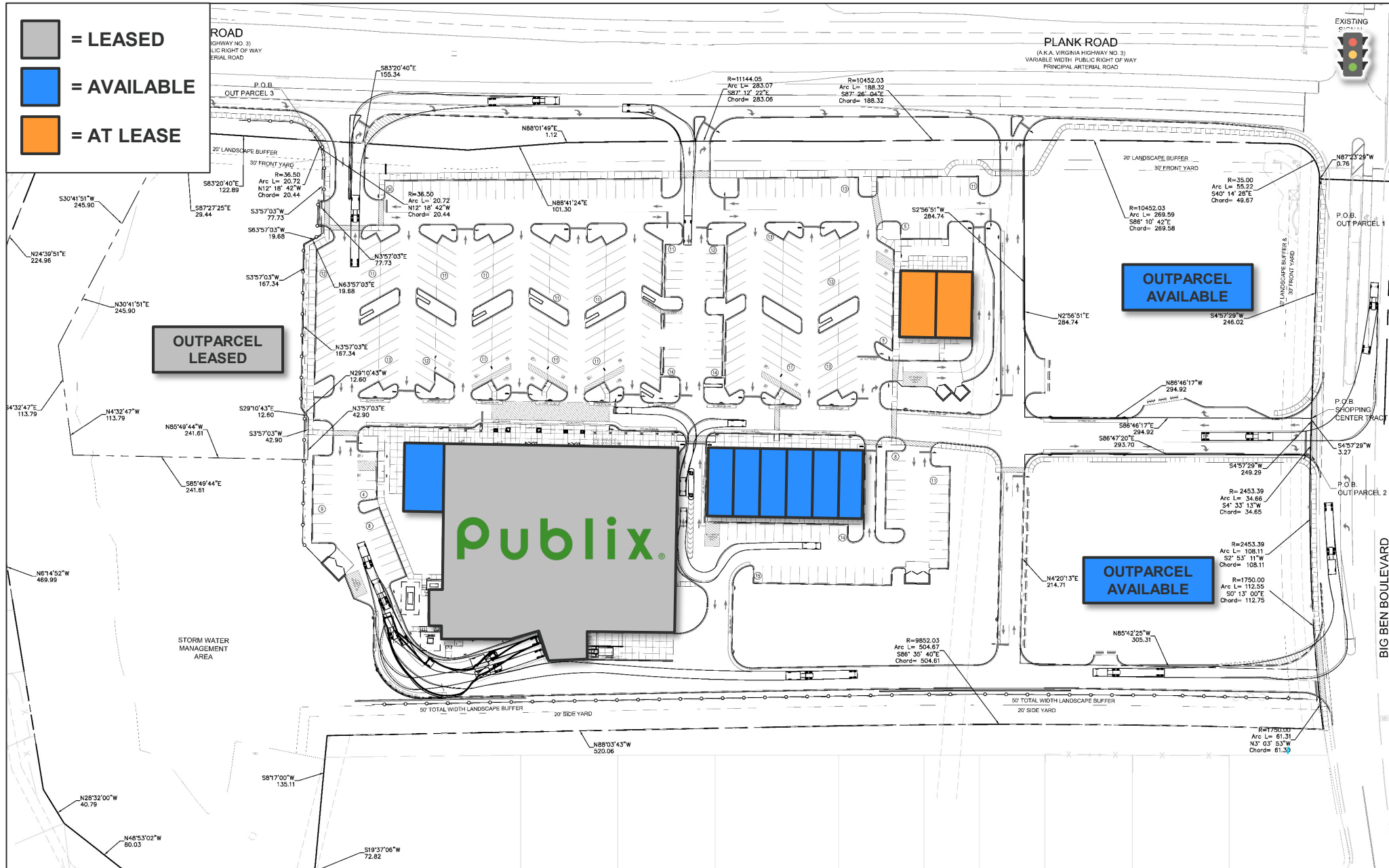
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