

# 2931 PLANK ROAD

FREDERICKSBURG, VA

5,677 SF AVAILABLE



## RAPPAPORT









2931 PLANK ROAD  
FREDERICKSBURG, VA

Right next door to one of the top retail destinations in bustling Fredericksburg containing major national retailers such as DSW, Target, and Kohl's, 2931 Plank Road provides a retreat to the Central Park Center shoppers as well as area residents looking for a place to relax and dine both during or after a long day. As a 5,677 SF second-generation restaurant pad site, this dining opportunity sits on 1.4 acres and offers plenty of parking to its patrons with 133 spaces and prominent visibility and pylon signage on Plank Road.

DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	4,482	54,851	128,961
 DAYTIME POPULATION	11,984	43,824	68,833
 HOUSEHOLD INCOME	\$112,351	\$89,704	\$99,752
 TRAFFIC COUNTS	76,000 on Plank Road		

CO-TENANTS







# SITEPLAN

2931 PLANK ROAD | FREDERICKSBURG, VA

5,677 SF AVAILABLE

- AVAILABLE
- CENTRAL PARK (Rappaport)
- CENTRAL PARK CORPORATE CENTER
- OWNED BY OTHERS

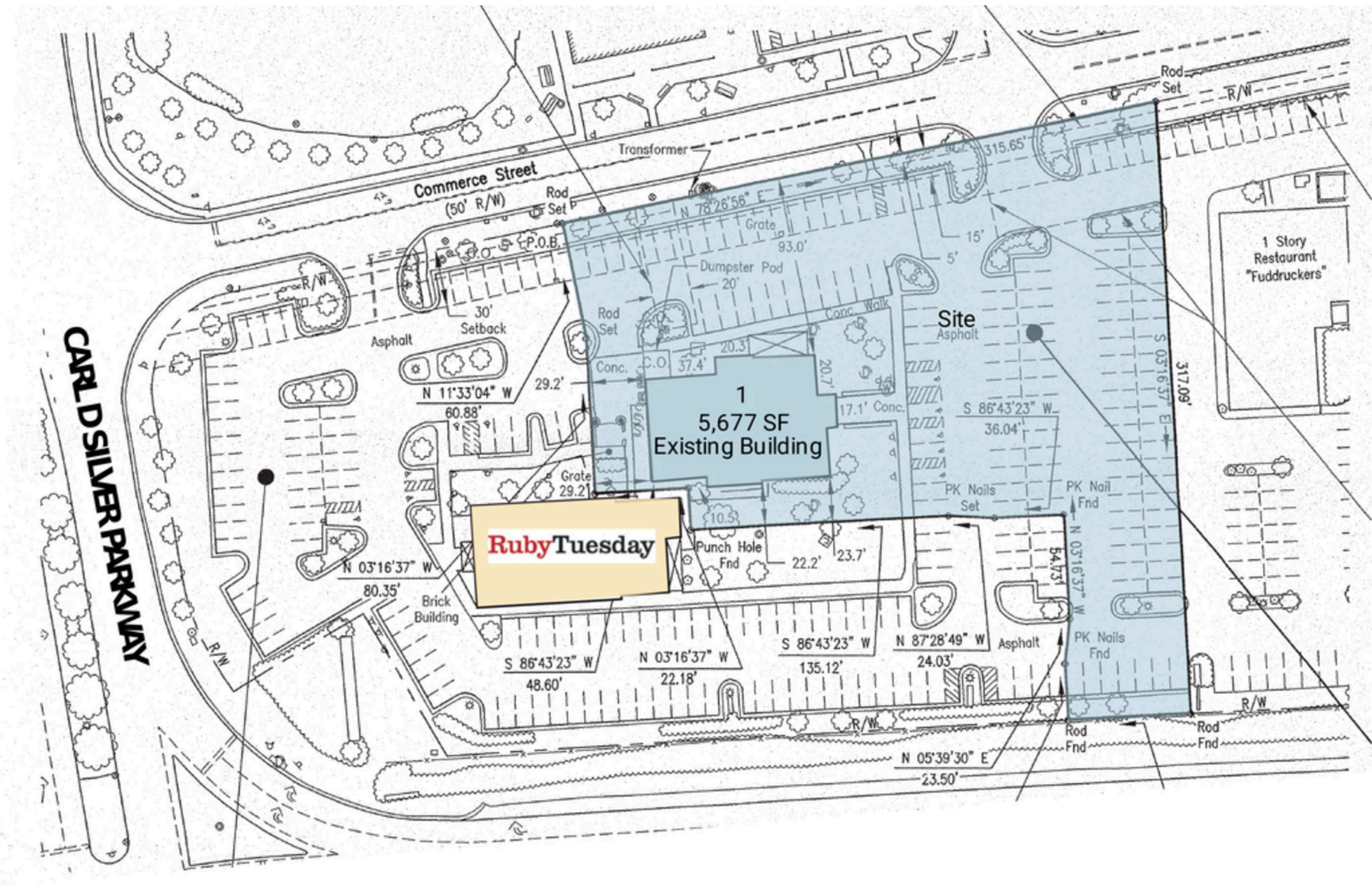




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**PLANK ROAD 76,000 VPD**





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