



2931 PLANK ROAD |
Fredericksburg, VA



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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.

2024 Demographics

	1 mi.	3 mi.	5 mi.
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

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The Area

- Located with direct access from Linton Hall Road, which sees 19,000 vehicles per day, and is bordered by Nokesville, Linton Hall, and Vint Hill Roads.
- Across from over 900 new homes complete and under development
- Over 3,700 residential units in the immediate trade area
- Within close proximity to the 1,500-acre Innovation Park, with 2.1M SF of office and technology space currently developed
- Area retailers include Harris Teeter, Target, Safeway, and PetSmart

Site Plan

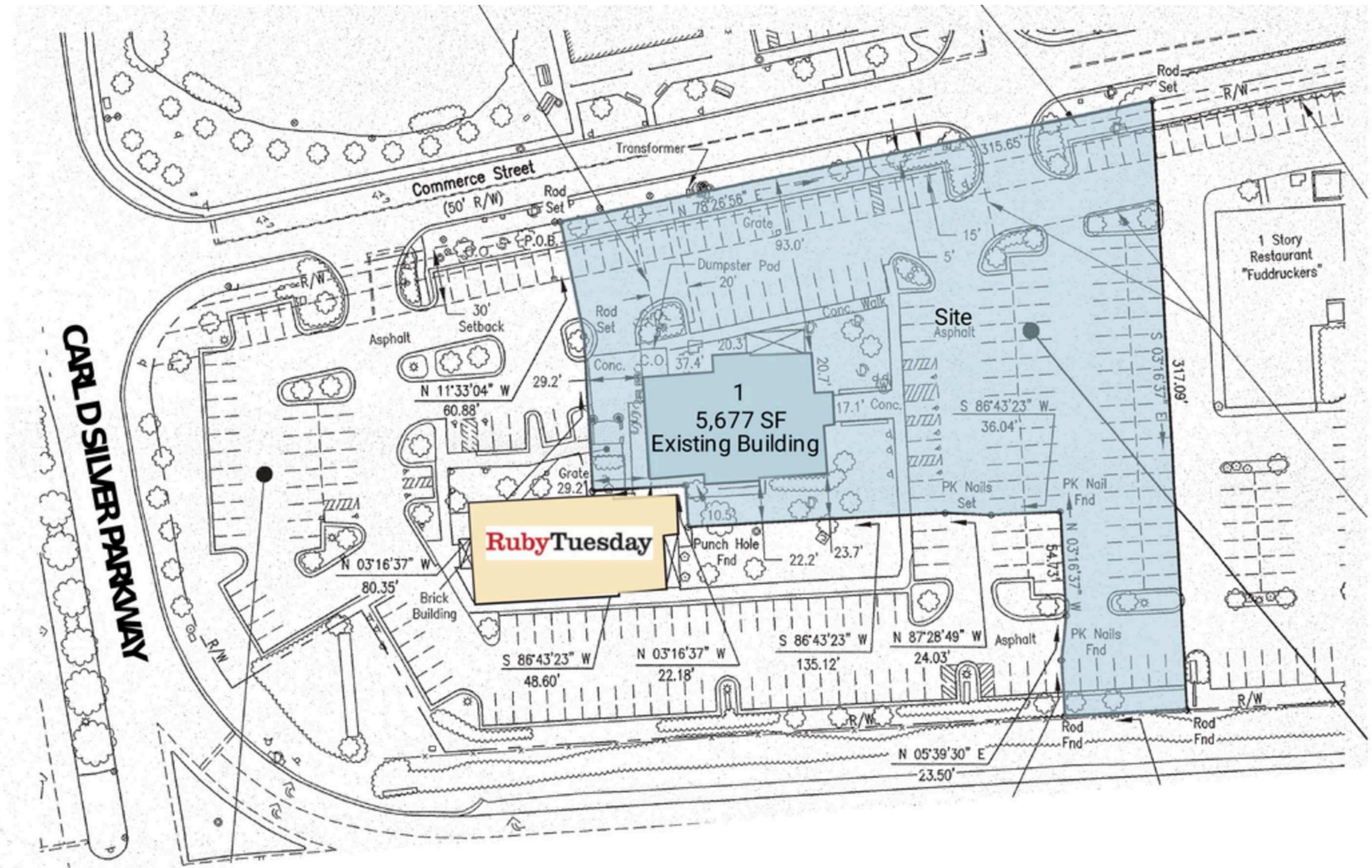
- AVAILABLE
- CENTRAL PARK (Rappaport)
- CENTRAL PARK CORPORATE CENTER
- OWNED BY OTHERS

● Space Available



5,677 SF Available

● Space Available



PLANK ROAD 76,000 VPD



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The Property

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