

LEASE

ROSWALT SOUTH, SUITE 102
4520 Plank Road Fredericksburg, VA 22407



PROPERTY DESCRIPTION

Introducing a move-in ready office condo for lease at 4520 Plank Road, Fredericksburg, VA, 22407. This traditional office layout is situated in a well-established business park, offering a professional and polished space for your business. The property's convenient location off Route 3/Plank Rd, just 1.5 miles from Interstate 95, makes it easily accessible for both clients and employees. With a prime location and a functional, ready-to-use office space, this property provides an ideal setting for your business to thrive.

918 RSF suite featuring a reception area, 3 private offices, a conference room, a kitchenette, and 1 ADA restroom. Nicely appointed office with updated finishes. Great co-tenants in a professional office park.

LOCATION DESCRIPTION

4520 Plank Rd is located in Roswalt Business Park South, on Route 3/ Plank Rd, a major commercial artery in Fredericksburg, VA. Just 1.5 miles from Interstate 95 via exit 130 B. The property is located in Spotsylvania County.

PROPERTY HIGHLIGHTS

- Move-In Ready Office Condo for Lease
- Traditional Office Layout
- Situated in a well-established business park
- Located off Route 3/Plank Rd
- Just 1.5 miles from Interstate 95

OFFERING SUMMARY

Lease Rate:	\$22 SF/yr (NNN)
Available SF:	918 SF
Building Size:	918 SF

Ben Keddie, SIOR, CCIM
Executive Managing Director
(540) 786-1402
bkeddie@cbcommercial.com



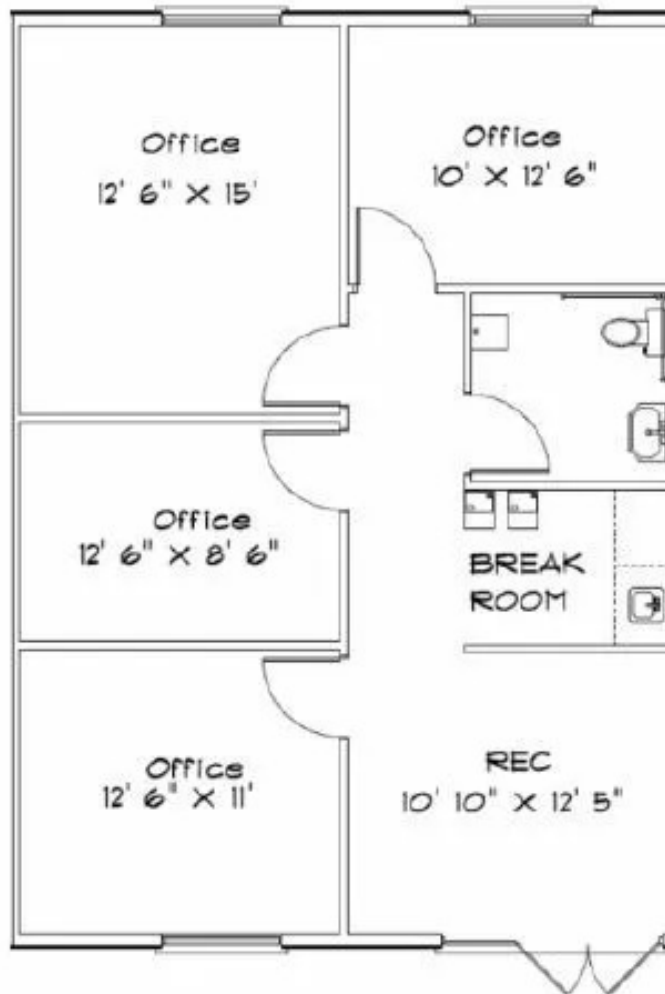
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ELITE

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4520 Plank Rd, Suite 102



All Room Sizes Are Approximate.

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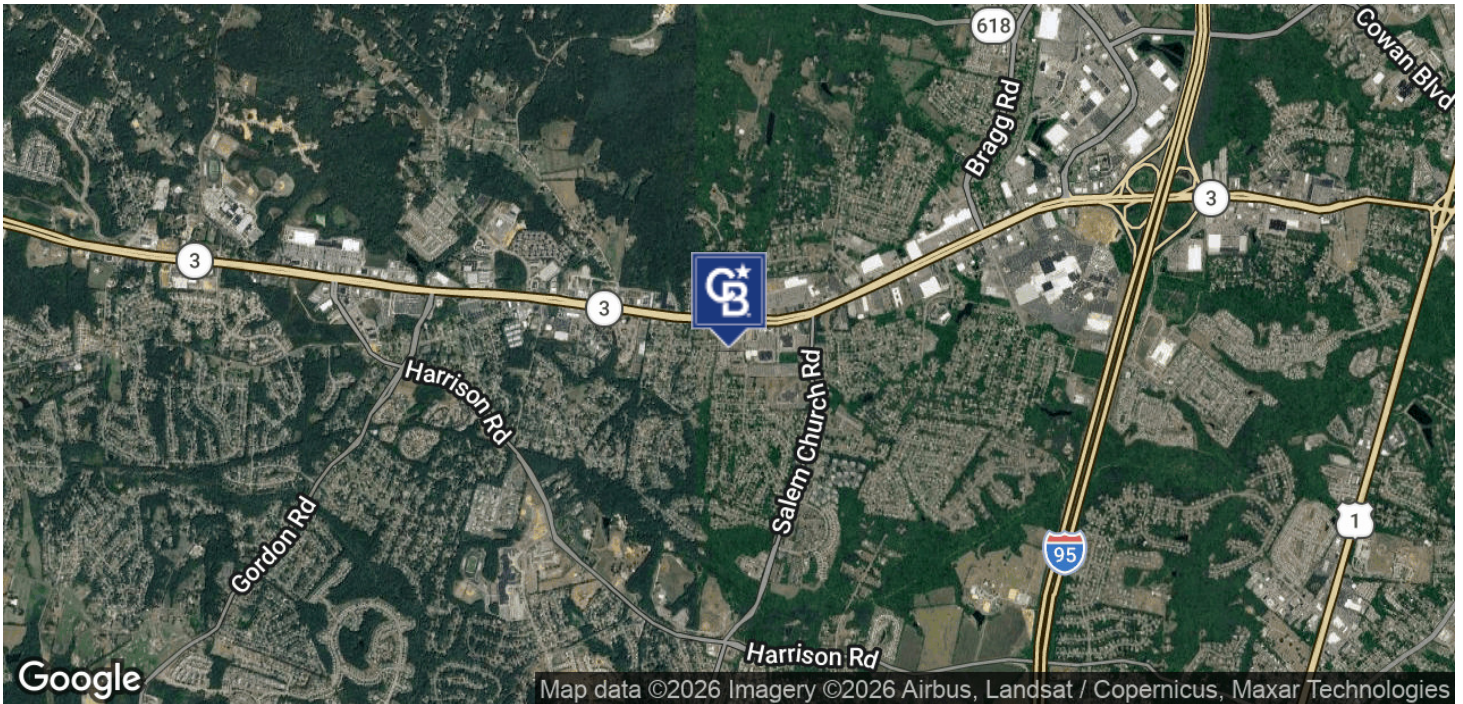


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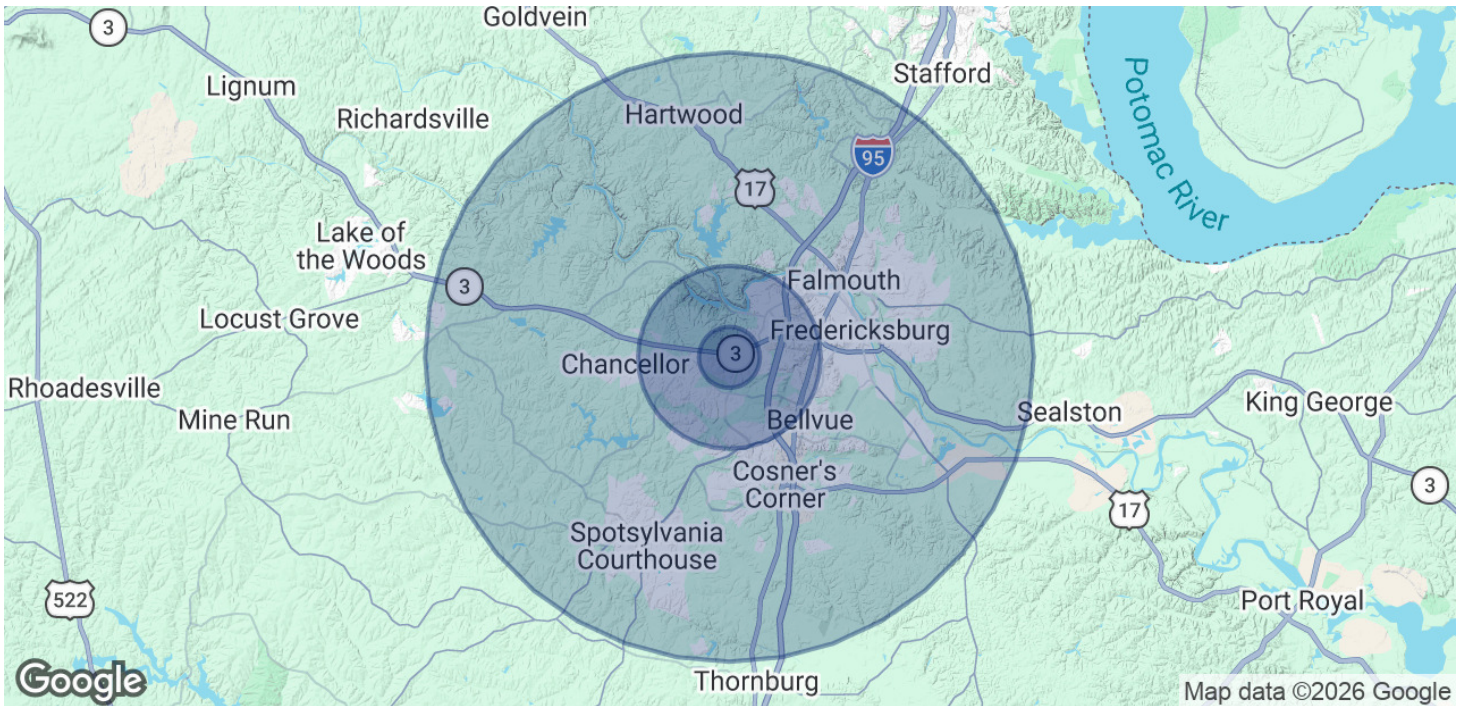


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POPULATION

	1 MILE	3 MILES	10 MILES
Total Population	7,496	55,661	217,750
Average Age	43	39	39
Average Age (Male)	40	37	38
Average Age (Female)	45	40	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	10 MILES
Total Households	2,808	20,316	77,636
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$112,696	\$124,979	\$136,774
Average House Value	\$367,668	\$425,407	\$477,470

2020 American Community Survey (ACS)

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