



**COLDWELL BANKER  
COMMERCIAL**  
ELITE



**ROUTE 3 RETAIL & OFFICE LEASING OPPORTUNITY**  
**FOR LEASE | 500 SF & 800 SF**

**ASKING RENT:**  
\$800-\$1000/Month

4028 Plank Road, Fredericksburg, VA 22407

Positioned along Route 3 (Plank Road) with direct connectivity to I-95, Route 1, and Downtown Fredericksburg, 4028 Plank Road sits in one of the region's most active commercial corridors. First-floor retail/office and upper-floor office suites are available. Both move-in-ready and priced to keep occupancy costs manageable.

The surrounding mix of residential communities, retail centers, medical providers, and professional businesses drives consistent traffic, giving tenants a built-in customer base. Immediate occupancy is available for startups, service providers, boutique retailers, and growing businesses ready to establish a presence fast.

Rarely does a high-demand Fredericksburg corridor offer this combination of visibility, accessibility, and affordability. Plant your flag without overextending on space or cost.

## AVAILABLE SUITES

### 4028 A – First Floor Retail/Office Space

- 500 SF available
- \$1,000 per month
- First-floor location with direct customer access
- Open floor plan with private restroom
- Fresh paint and new carpet
- Ideal for retail, service providers, professional offices, and boutique businesses

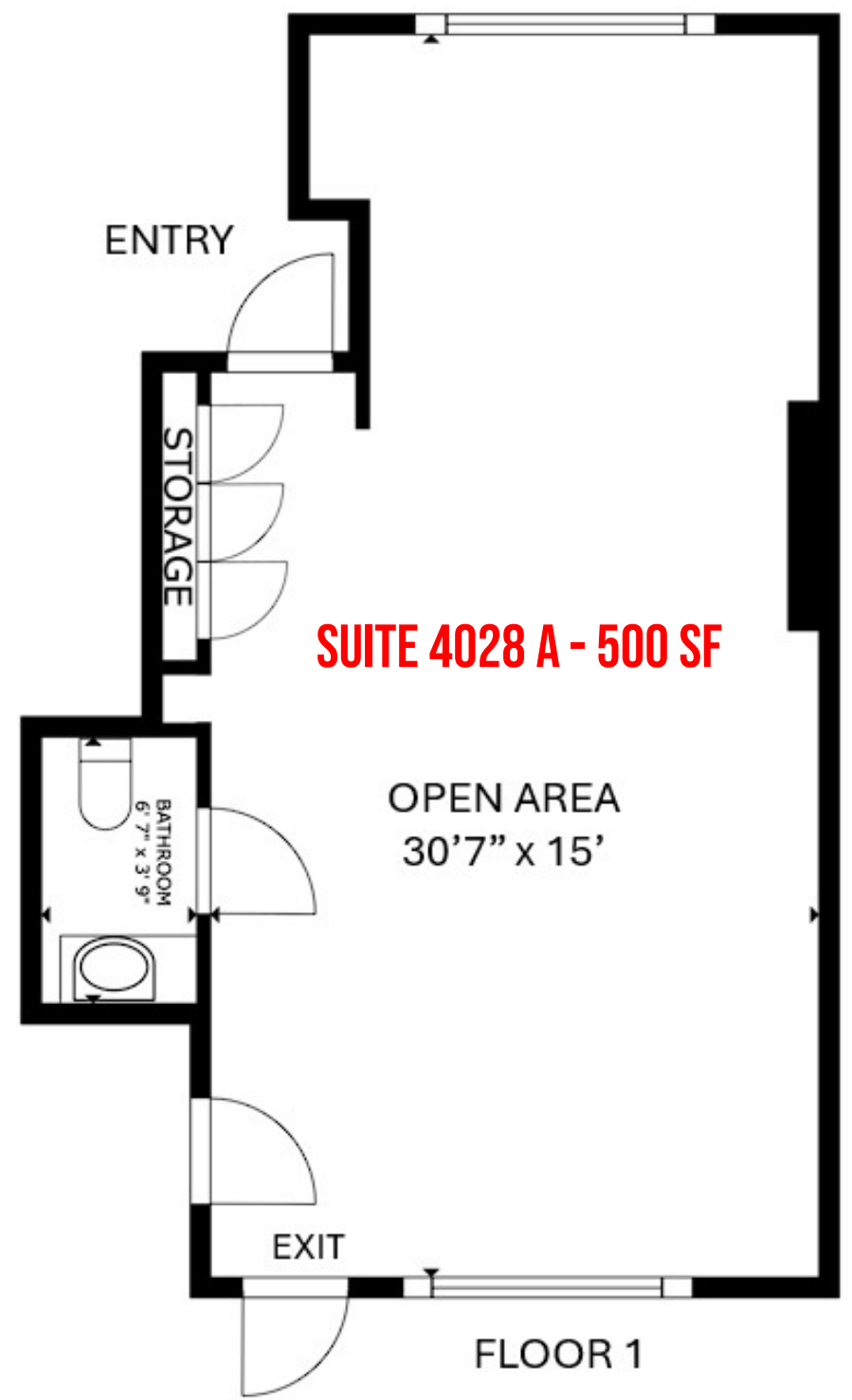
### 4028 B – Second & Third Floor Office Space

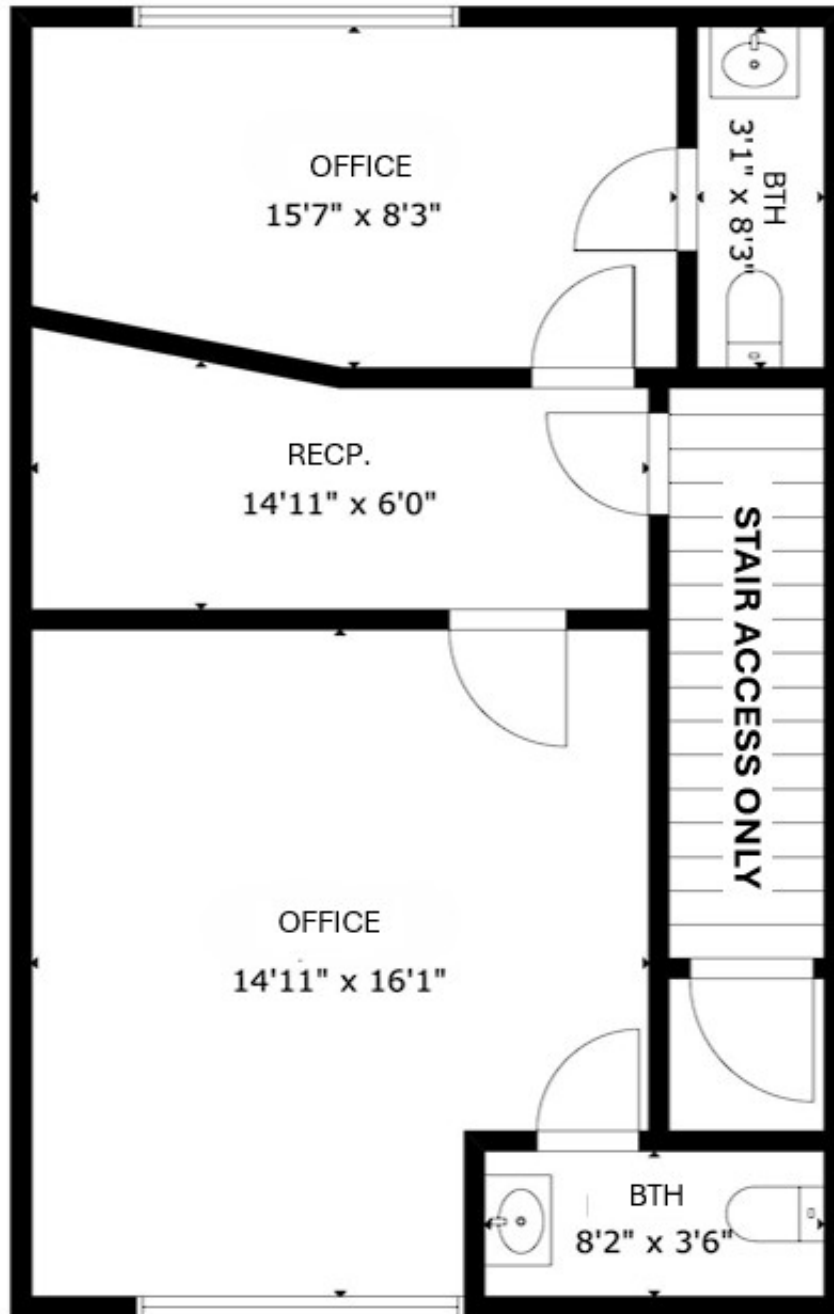
- 800 SF available
- \$800 per month
- Occupies the second and third floors
- **Stair access only**
- Private office environment separate from first-floor activity
- Ideal for professional offices, consultants, administrative users, and small businesses seeking an economical office solution

## PROPERTY DEMOGRAPHICS

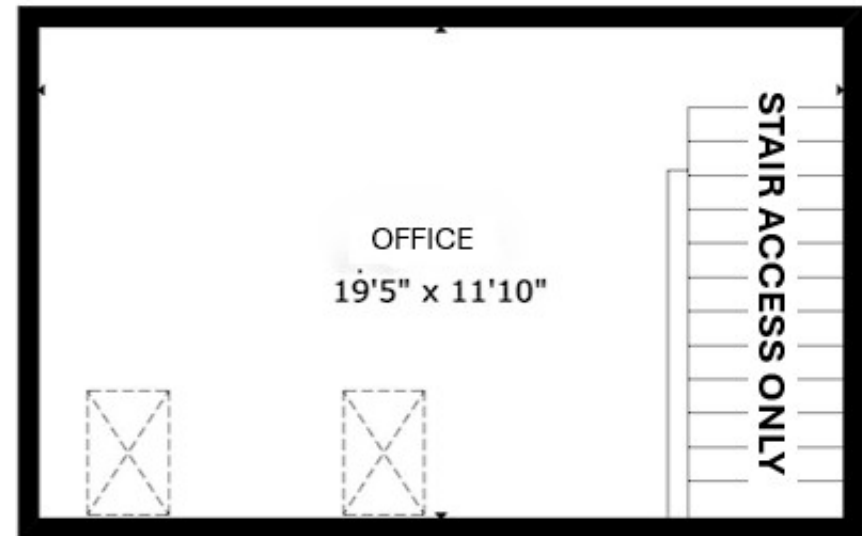
| POPULATION                 | 3-MILE    | 5-MILE    | 10-MILE   |
|----------------------------|-----------|-----------|-----------|
| 2024 Population            | 54,064    | 118,986   | 210,322   |
| HOUSEHOLDS                 | 3-MILE    | 5-MILE    | 10-MILE   |
| 2024 Households            | 20,164    | 44,349    | 75,819    |
| INCOME                     | 3-MILE    | 5-MILE    | 10-MILE   |
| 2024 Avg. Household Income | \$117,607 | \$124,431 | \$134,235 |





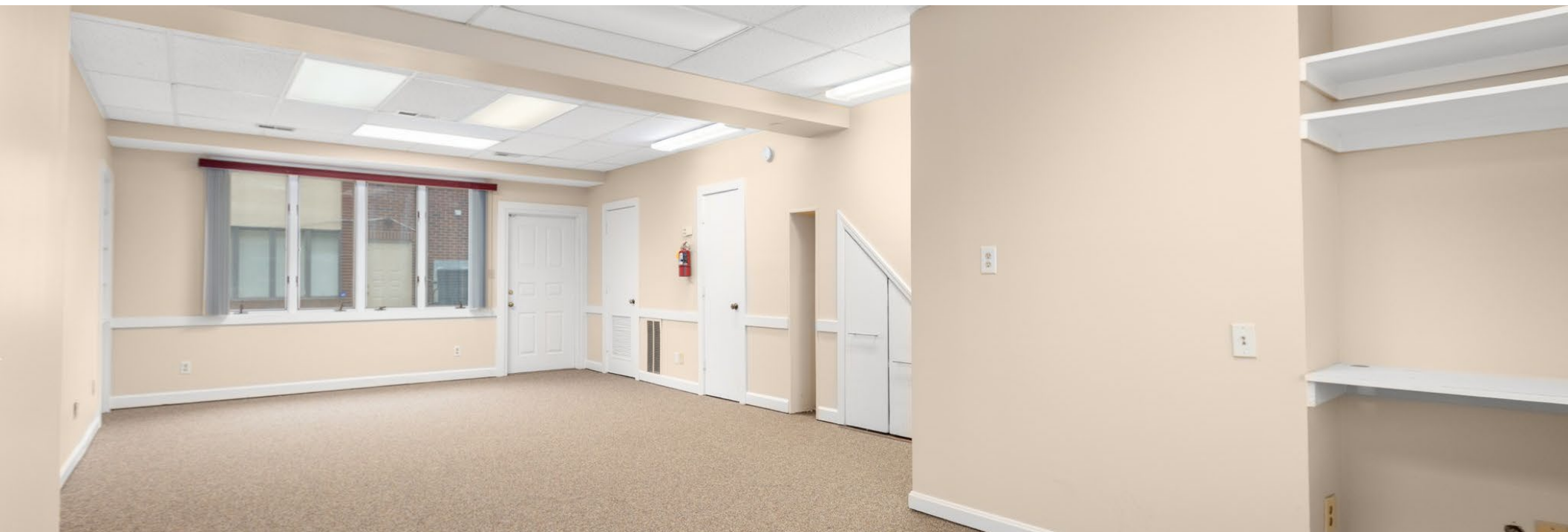


FLOOR 2



FLOOR 3

**SUITE 4028 B - 800 SF**





PNC BANK

ABC

TRUCKS SUPPLY CO

ALDI

weis

Domino's

CVS pharmacy

Atlantic Union Bank

**SITE**

POWELL'S  
FURNITURE & MATTRESS  
- SINCE 1942 -

BJ's

UNITED  
FURNITURE WAREHOUSE

Plank Road (Route 3)

TRIVETT'S  
FURNITURE & MATTRESSES

TEXAS  
COUNTRY



~39,000 ADT

PAPA JOHN'S

REGIONAL FINANCE

Tobacco King

SalonCentric

PATRIOTS TAX & ACCOUNTING

FREDERICKSBURG  
HEALTH AND REHAB

OFFERING MEMORANDUM

# ROUTE 3 RETAIL & OFFICE LEASING OPPORTUNITY

4028 PLANK ROAD, FREDERICKSBURG, VA 22408

## FOR MORE INFORMATION PLEASE CONTACT:



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