

# ROUTE 3 VILLAGE CENTER

2221 PLANK ROAD

FREDERICKSBURG, VA



## FEATURES

- + 2,113 SF available
- + Last remaining suite for office or retail use
- + Adjacent to I-95 at Exit 133A
- + Signalized intersection
- + Great exposure to Route 3, the top retail corridor
- + Pylon signage potential
- + Daily traffic count: 57,000 VPD



## CONTACT US

### EVAN SULLIVAN

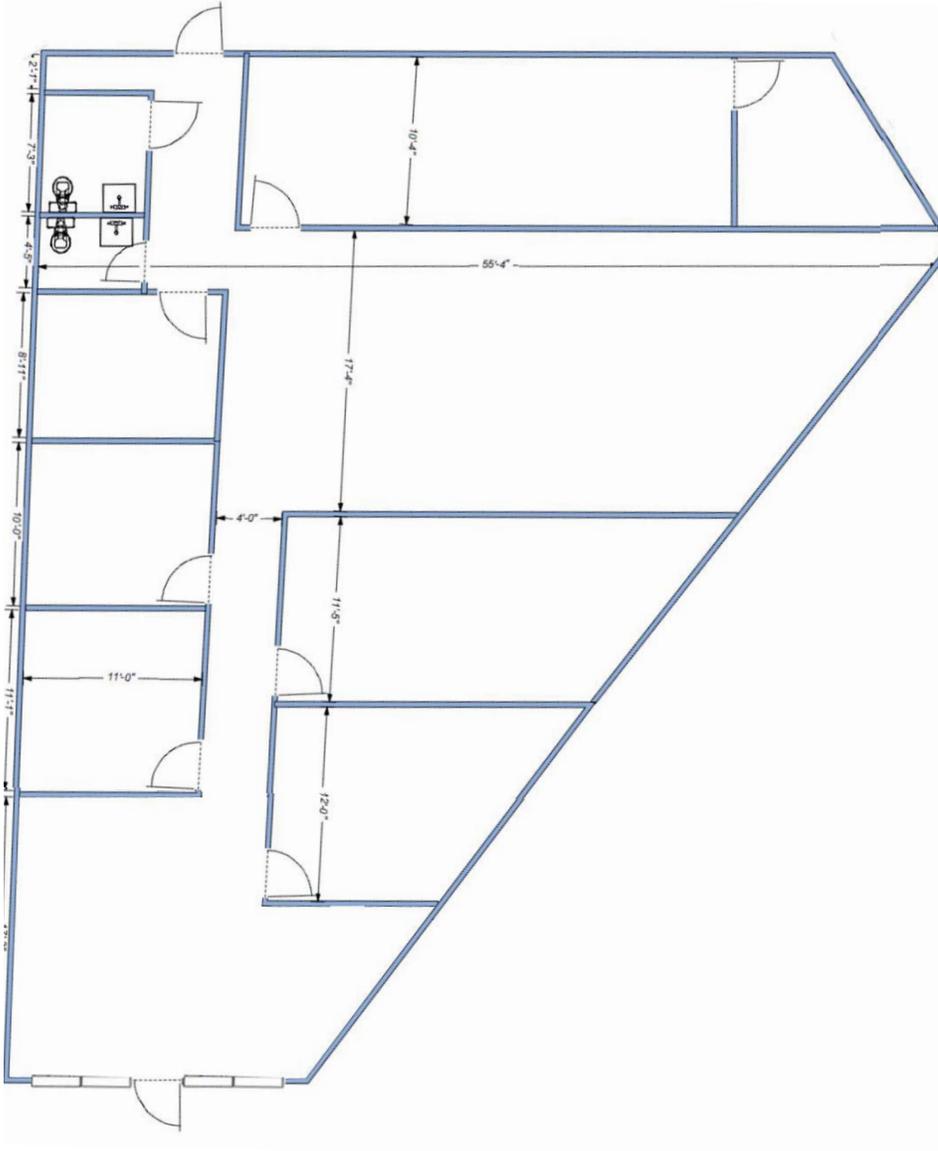
Associate

540 373 3434

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## FLOOR PLAN



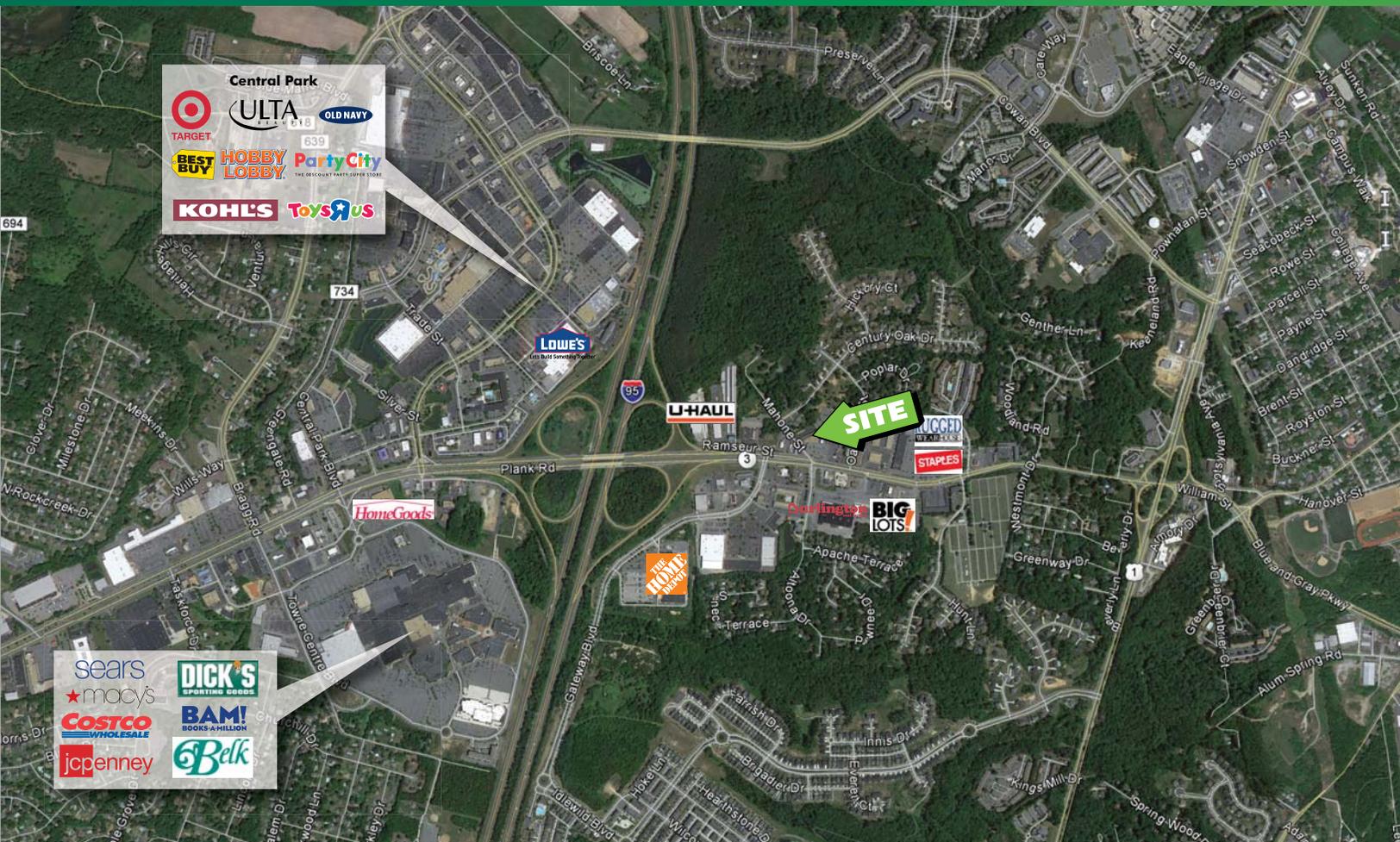
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# RETAIL/OFFICE FOR LEASE ROUTE 3 VILLAGE CENTER

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