



RETAIL SPACES AVAILABLE FROM 1,504 SF to 4,941 SF



CBCElite.com / CBCWorldwide.com

20 Plantation Drive · Fredericksburg, VA 22406





SPRING KNOLL PLAZA

20 Plantation Drive • Fredericksburg, Virginia 22406



FOR MORE DETAILS CONTACT:

MAGNOLIA MARTIN JONATHAN GARDNER Immartin@cbecommercial.com l jgardner@cbecommercial.com

540.903.0072 540.840.4901

RETAIL SPACES AVAILABLE FROM 1,256 SF to 4,941 SF

PROPERTY DETAILS:

RENTAL RATE: \$13.50 PSF/NNN

- Multiple retail spaces available for lease in a well established retail center, including one fully built out restaurant space
- Located at the entrance to England Run & Falls Run with over 2,400 housing units
- Directly off of Route 17 / Warrenton Road & Approximately 1 1/4 miles from Interstate 95
- Combined traffic count at intersection of Plantation Drive & Route 17: 54.000 ADT
- Close proximity to Geico Regional HQ with roughly 4,000 Employees

POLYGON/TRADE AREA DEMOGRAPHICS:

	Population	48,515* 53,027**
	Daytime Population	17,580* 19,074**
	Average HH Income	\$84,535* \$101,927**
SITE August Augu	2013* 2018**	

1201 Central Park Boulevard Fredericksburg, VA 22401

CBCElite.com / CBCWorldwide.com

Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks licensed to Coldwell Banker Real Estate LLC. Each Office is Independently Owned and Operated.



20 Plantation Drive • Fredericksburg, Virginia 22406



ELITE

SF

TENANT LAYOUT & SPACE AVAILABILITY EXHIBIT

TENANT

103 Jay's Café 1,800 17 105 Petman Grooming 2,314 1110 107A Genesis Hookah 1 2,400 INDOOR **107B AVAILABLE** 1,256 1.0 SELF STORAGE 115 Kumon Learning Center 1.870 30,250 SF 7.1 JD. 1 109 Enterprise Rent-A-Car 600 ... 34.2 1.0 4 111 Majest Martial Arts 3,540 Jay's Cafe **117 AVAILABLE** 4,941 1 INDOOR Petman R 123 Hunan House 3,500 SELF STORAGE Grooming 51,650 SF 125 Kim's Barber Shop 1,504 Genesis Hookah 5 127 Silver Cleaners 2,068 KUMON' 11) Auto Finance 1,504 129 Spa Nails terprise Supply Juanita Pupuseria Felicia Beauty Fish and Chips KIM'S BARBER SHO DOLLAR HUNAN HOUSE DENTIST 5 AJEST SILVER CLEANERS 111 131 Automotive Financing Corp 1,504 inn OFFICE 117 133 Felicia Beauty Supply 3,100 145 147 **AVAILABLE** ရြ 134 One Main Financial 1,529 135 Vinny's Pizzeria 3,753 191330 9 99 5 137 Fish and Chips Restaurant 1,880 17 AT 139 Dentist (Susan Ahmadiyar) 2,068 145 Dollar General 8,417 **147 AVAILABLE** 2,850 149 Juanita Pupuseria 2,850

CBCElite.com / CBCWorldwide.com

Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks licensed to Coldwell Banker Real Estate LLC. Each Office is Independently Owned and Operated.





AERIAL EXHIBIT

20 Plantation Drive - Fredericksburg, Virginia 22406



CBCElite.com / CBCWorldwide.com

Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks licensed to Coldwell Banker Real Estate LLC. Each Office is Independently Owned and Operated.



SPRING KNOLL PLAZA

1

AERIAL PROXIMITY MAP



CBCElite.com / CBCWorldwide.com

CONTACT:

MAGNOLIA MARTIN JONATHAN GARDNER I mmartin@cbecommercial.com I 540.903.0072 I jgardner@cbecommercial.com I 540.840.4901