



**COLDWELL  
BANKER  
COMMERCIAL**

ELITE

**SPRING KNOLL PLAZA**

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

**For Lease**



[CBCElite.com](http://CBCElite.com) / [CBCWorldwide.com](http://CBCWorldwide.com)

**20 Plantation Drive · Fredericksburg, VA 22406**



ELITE

# SPRING KNOLL PLAZA

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

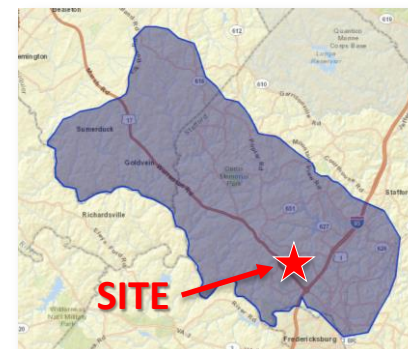
20 Plantation Drive ▪ Fredericksburg, Virginia 22406

### 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 ¼ 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:



<b>Population</b>	48,515*
	53,027**
<b>Daytime Population</b>	17,580*
	19,074**
<b>Average HH Income</b>	\$84,535*
	\$101,927**

2013\*  
2018\*\*



### FOR MORE DETAILS CONTACT:

MAGNOLIA MARTIN  
JONATHAN GARDNER

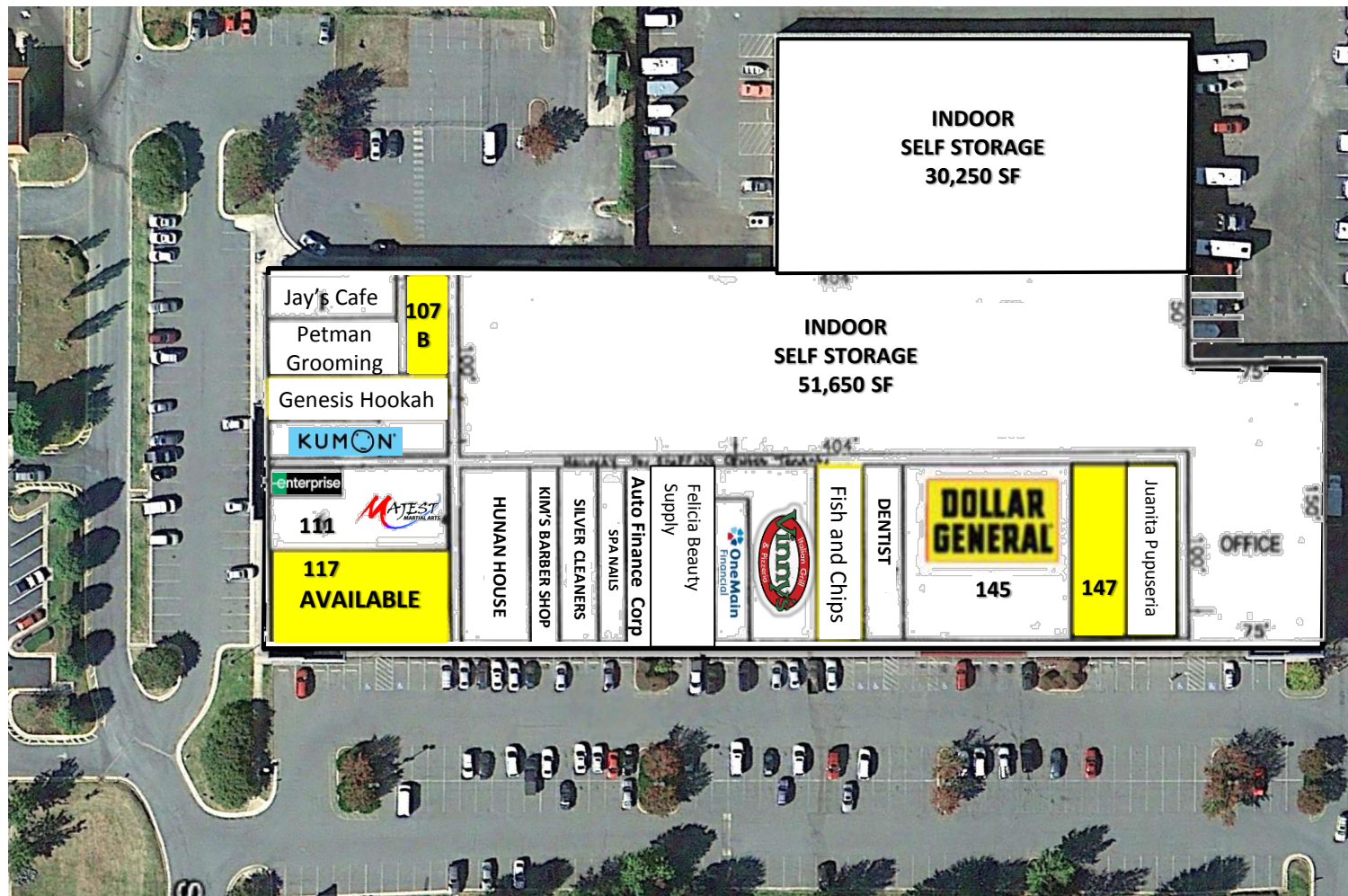
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1201 Central Park Boulevard  
Fredericksburg, VA 22401



**SPRING KNOLL PLAZA**
**TENANT LAYOUT & SPACE AVAILABILITY EXHIBIT**

20 Plantation Drive ▪ Fredericksburg, Virginia 22406



TENANT	SF
103 Jay's Café	1,800
105 Petman Grooming	2,314
107A Genesis Hookah	2,400
<b>107B AVAILABLE</b>	<b>1,256</b>
115 Kumon Learning Center	1,870
109 Enterprise Rent-A-Car	600
111 Majest Martial Arts	3,540
<b>117 AVAILABLE</b>	<b>4,941</b>
123 Hunan House	3,500
125 Kim's Barber Shop	1,504
127 Silver Cleaners	2,068
129 Spa Nails	1,504
131 Automotive Financing Corp	1,504
133 Felicia Beauty Supply	3,100
134 One Main Financial	1,529
135 Vinny's Pizzeria	3,753
137 Fish and Chips Restaurant	1,880
139 Dentist (Susan Ahmadiyar)	2,068
145 Dollar General	8,417
<b>147 AVAILABLE</b>	<b>2,850</b>
149 Juanita Pupuseria	2,850



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# AERIAL EXHIBIT

20 Plantation Drive ▪ Fredericksburg, Virginia 22406





**SPRING KNOLL PLAZA**

**AERIAL PROXIMITY MAP**

