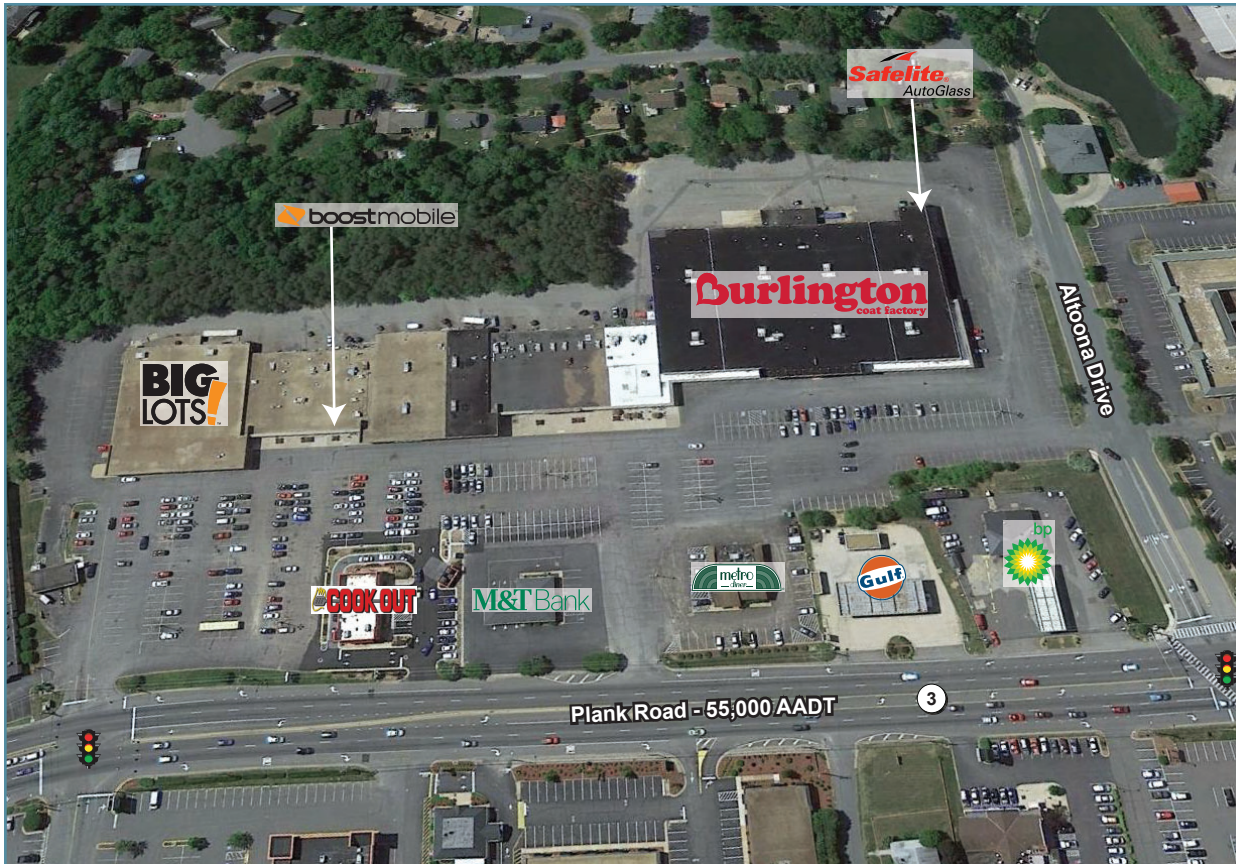


GREENBRIER SHOPPING CENTER

2000 - 2220 Plank Road, Fredericksburg, VA 22401



Greenbrier Shopping Center is strategically located at the signalized intersection of Plank Road (Route 3) and Altoona Drive, just to the east of I-95. Anchored by Burlington Coat Factory and Big Lots, Greenbrier Shopping Center is well positioned within the Fredericksburg retail corridor and also benefits from strong demographics, with an estimated annual growth rate of 3.21% within 1 mile over the next 5 years.

Retail Space Available:

6,000 SF | 6,000 SF

Center Type: Community Center
Retail GLA: 160,202 SF
Features: Signalized Intersection
 Dedicated Turn Lane
 Pylon Sign
 Drive Thru

Parking: 655 Surface Spaces

Traffic Counts: 55,000 AADT on Plank Road

Anchor Tenants:



National/Regional Tenants:



Demographics	1 Mile	3 Mile	5 Mile
Population 2016	7,455	52,115	124,174
Population 2021	8,731	58,059	134,843
Total Households	3,533	19,548	45,185
Average HH Income	\$70,199	\$75,328	\$88,066

GREENBRIER SHOPPING CENTER

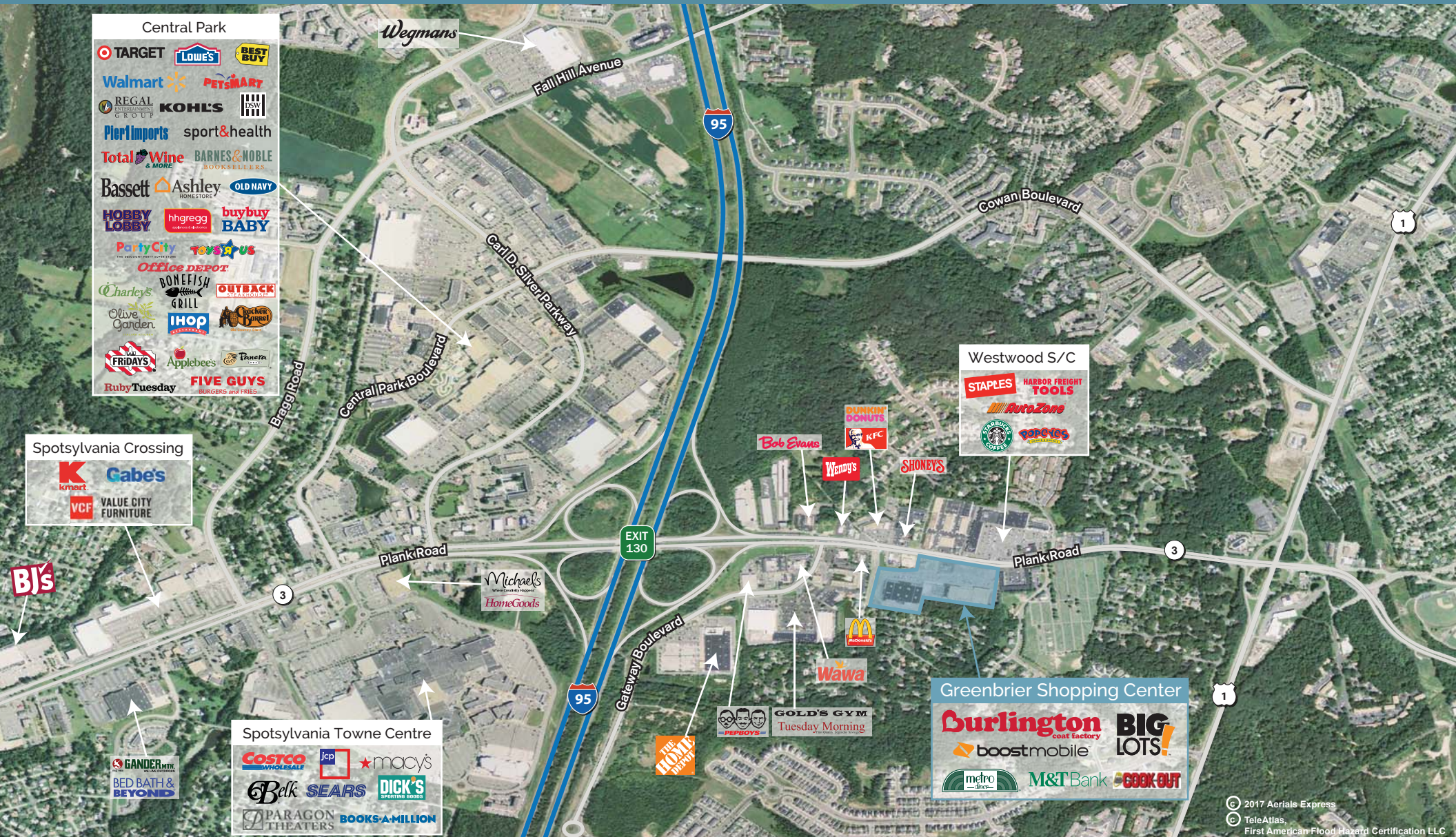
2000 - 2220 Plank Road, Fredericksburg, VA 22401



Space	Tenant	SF
2000	Big Lots	23,535
2010	Latin Beauty Salon	2,000
2012	Sandy's Beauty Supply	2,000
2014	Laundromat	3,000
2018	Nail Connection	1,200
2020	Boost Mobile	1,500
2022	Decatur's Crabs	375
2026	Latino Market & Jewelry	5,000
2028	Two Times New	12,000
2030	Available	6,000
2032	Taj Indian Cuisine	3,000
2042	Rent-n-Roll	5,000
2046	Available	6,000
2052	Aladin Inc.	6,000
2060	Burlington Coat Factory	80,155
2068	Metro Diner	3,437
2220	Safelite AutoGlass	

GREENBRIER SHOPPING CENTER

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