

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. Greenbrier Shopping Center is well positioned within the Fredericksburg retail corridor and also benefits from strong demographics, with an estimated annual growth rate of just under 1% within 3 miles over the next 5 years.

Retail Space Available:

2,000 SF - 80,155 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: 57,000 AADT on Plank Road

National/Regional Tenants:



Neighboring Tenants:



Demographics	1 Mile	3 Mile	5 Mile
Population 2023	7,746	55,787	132,617
Population 2028	8,058	58,415	137,844
Total Households	3,418	21,505	49,627
Average HH Income	\$110,861	\$115,575	\$123,448



6824 Elm Street, Suite 200, McLean, VA 22101
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LEASING CONTACT

Beatty Management | 703.821.0500 | bmc@beattycos.com

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