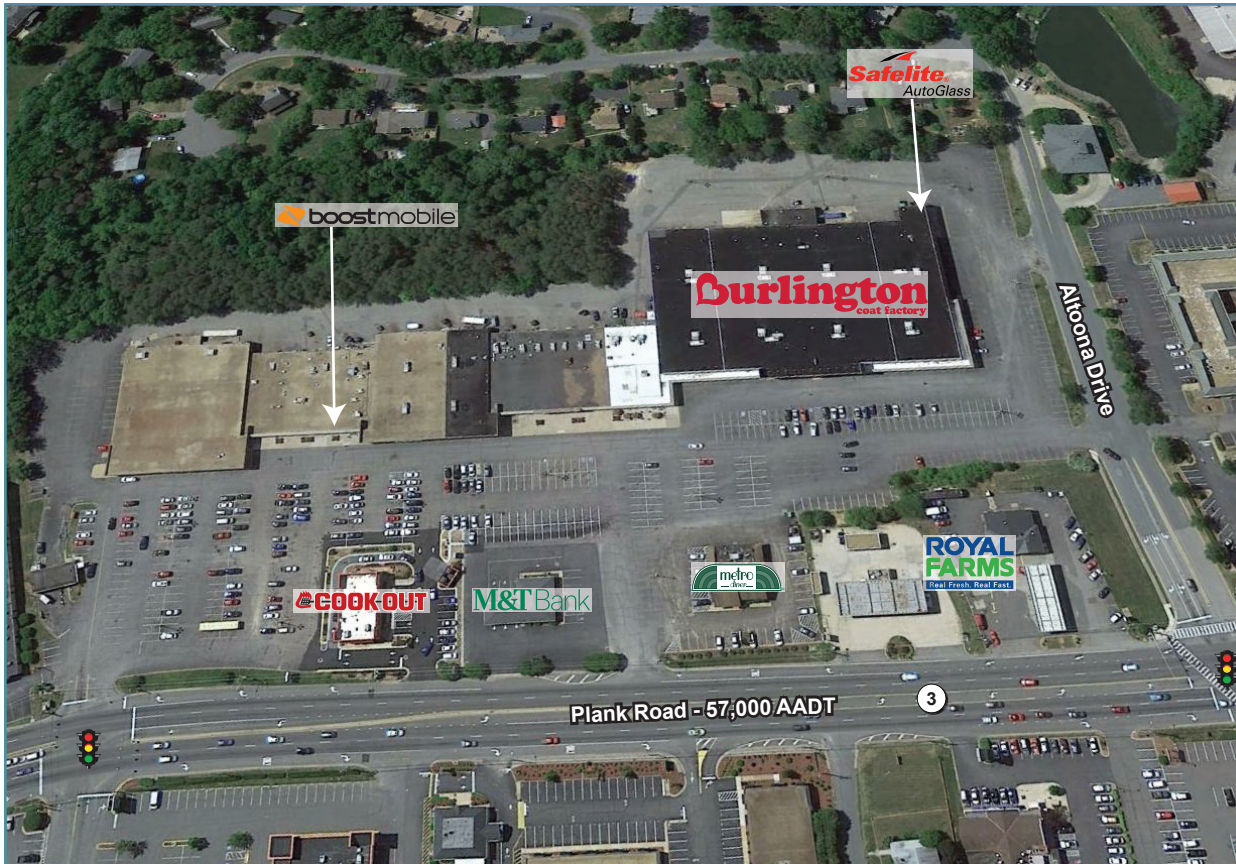


GREENBRIER SHOPPING CENTER

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, Greenbrier Shopping Center is well positioned within the Fredericksburg retail corridor and also benefits from strong demographics, with an estimated annual growth rate of 1.34% within 3 miles over the next 5 years.

Retail Space Available:

2,000 SF | 6,000 SF | 6,000 SF | 6,000 SF | 24,448 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

Anchor Tenants:

Burlington
coat factory

National/Regional Tenants:

ROYAL FARMS
Real Fresh. Real Fast.

metro
market

Safelite
AutoGlass

boostmobile

Neighboring Tenants:

COOK-OUT

M&T Bank

Demographics	1 Mile	3 Mile	5 Mile
Population 2021	7,121	55,162	133,079
Population 2026	7,484	58,366	141,073
Total Households	3,341	20,505	48,221
Average HH Income	\$103,748	\$101,777	\$105,581



6824 Elm Street, Suite 200, McLean, VA 22101
 ph: 703.821.0500 | fax: 703.442.7545 | BeattyCos.com

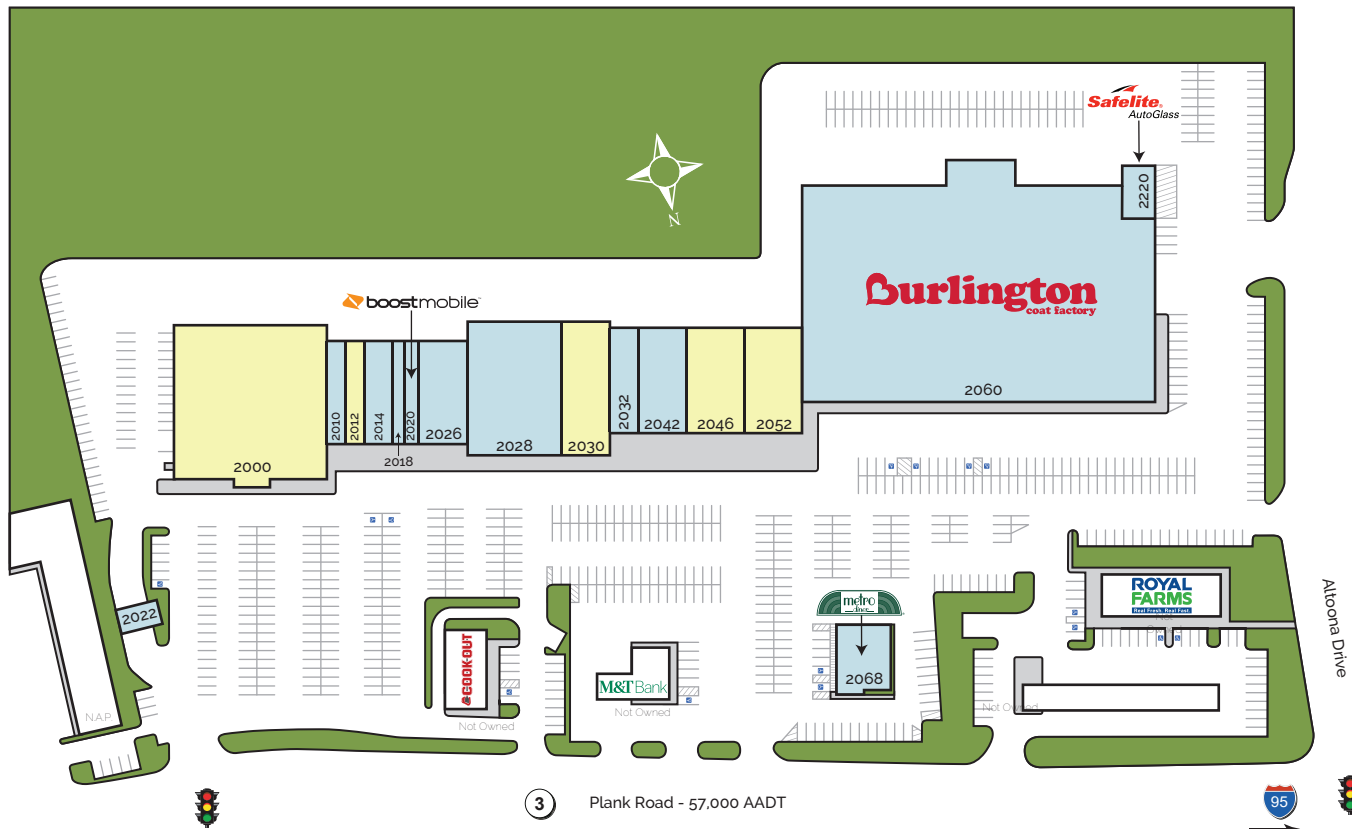
LEASING CONTACT



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Space	Tenant
2000	Available - 24,448
2010	Latin Beauty Salon
2012	Available - 2,000 SF
2014	Greenbrier Laundromat
2018	Nail Connection
2020	Boost Mobile
2022	Decatur's Crabs
2026	Latino Market & Jewelry
2028	Two Times New
2030	Available - 6,000 SF
2032	Taj Indian Cuisine
2042	Rent-n-Roll
2046	Available - 6,000 SF
2052	Available - 6,000 SF
2060	Burlington Coat Factory
2068	Metro Diner
2220	Safelite AutoGlass

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