



BEATTY MANAGEMENT COMPANY

6824 Elm Street Suite 200
McLean, VA 22101
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www.beattycos.com

GREENBRIER SHOPPING CENTER

2000-2060 Plank Road, Fredericksburg, VA 22401

Retail Space Available: 5,005 SF | 2,000 SF



Center Type: Community Center
Retail GLA: 173,647 SF
Year Built: 1979

Features:

Dedicated Turn Lane
Pylon Sign
Signalized Intersection
Parking: 870 Surface Spaces

Traffic Counts: up to 46,903 VPD
on Plank Road

Anchor Tenants:

Burlington
coat factory

BIG
LOTS!

The Greenbrier Shopping Center is a 15-store shopping center. It's anchored by Big Lots and Burlington Coat Factory and also includes a beauty supply store, laundromat, discount clothing retailers, a nail salon and a bank. For dining, there are restaurants, a sports bar and lounge and Chinese buffet. The center is located directly on Plank Road.

Demographics	1 Mile	3 Mile	5 Mile
Population 2014	8,434	51,286	124,486
Population 2019	10,777	60,151	45,425
Total Households	3,776	19,554	121,786
Average HH Income	\$69,475	\$73,680	\$86,233

Leasing Contact: Chris Saa | cell: 703.472.1151 | csaa@beattycos.com

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Space	Tenant	SF
Pad	Available - Friendly's Restaurant	5,005
1	Big Lots	23,535
2	Latin Beauty Salon	2,000
3	Available	2,000
4	Laundromat	3,000
5	Nail Connection	1,200
6	Boost Mobile	1,500
7	Decatur's Crabs	375

Space	Tenant	SF
8	Latino Market & Jewelry	5,000
9	Two Times New	12,000
10	Jay's Restaurant	6,000
11	Taj Indian Cuisine	3,000
12	Rent-n-Roll	5,000
13	Bestway Rent to Own	6,000
14	Aladin Inc	6,000
15	Burlington Coat Factory	80,155



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