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 1.34% within 3 miles 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:	57,000 AADT on Plank Road
Anchor Tenants:	Burlington coat factory, BIG LOTS!
National/Regional Tenants:	boostmobile, Safelite AutoGlass, metro diner
Neighboring Tenants:	COOK-OUT, M&T Bank

Demographics	1 Mile	3 Mile	5 Mile
Population 2019	7,302	53,029	127,751
Population 2024	7,723	56,688	135,922
Total Households	3,384	19,651	46,101
Average HH Income	$97,031	$100,219	$106,921

BEATTY MANAGEMENT COMPANY

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

LEASING CONTACT

Beatty Management | 703.821.0500 | bmco@beattycos.com

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Space	Tenant
2000	Big Lots
2010	Latin Beauty Salon
2012	Sandy's Beauty Supply
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	Aladin Inc.
2060	Burlington Coat Factory
2068	Metro Diner
2220	Safelite AutoGlass

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