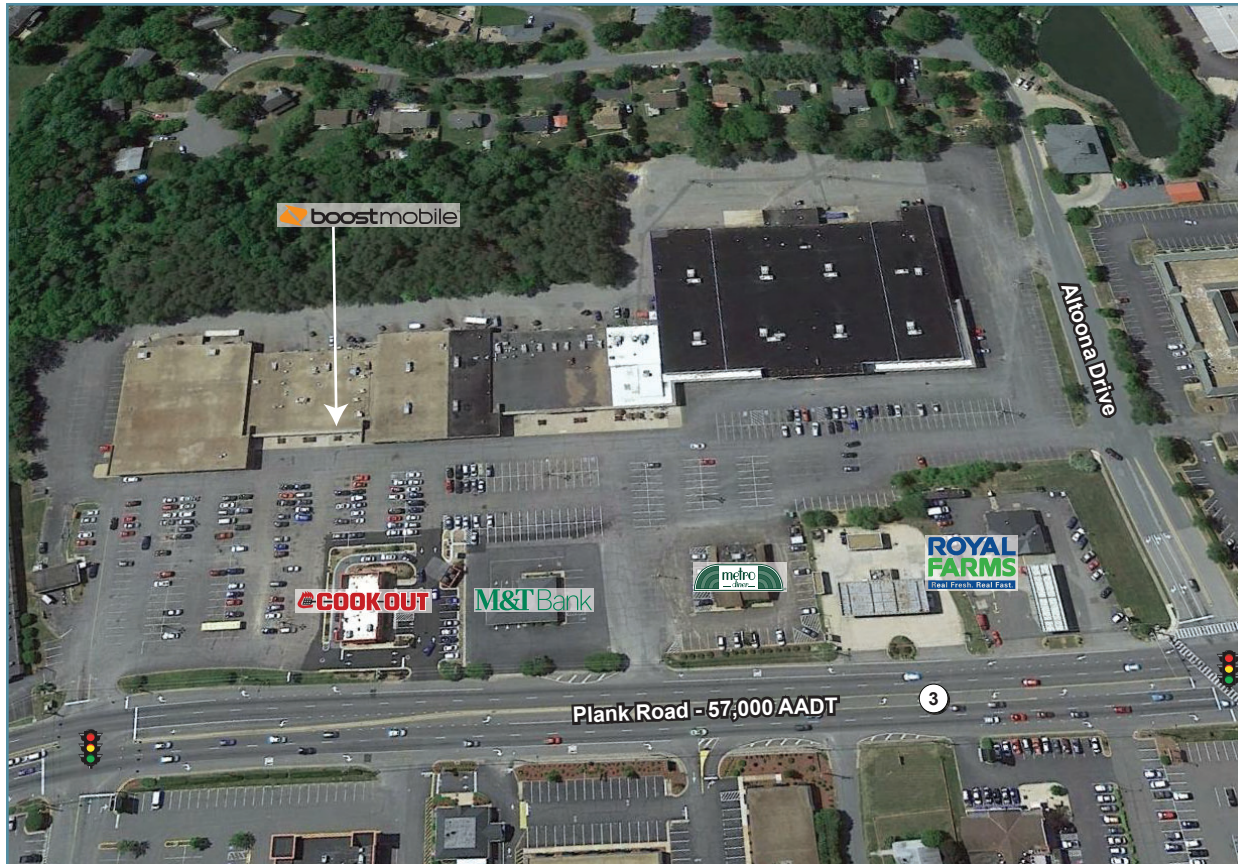


# GREENBRIER SHOPPING CENTER

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



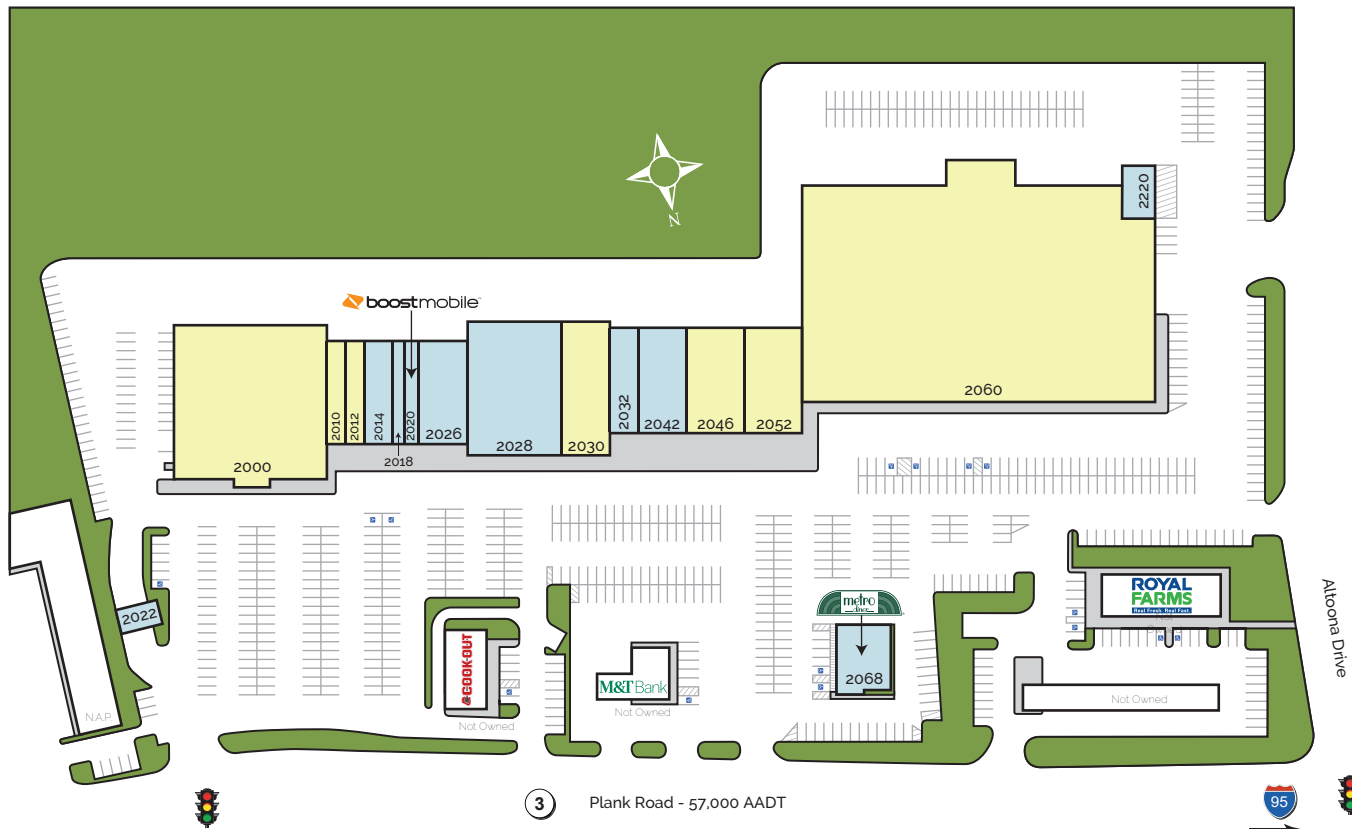
8201 Greensboro Drive, Suite 335, McLean, VA 22102  
ph: 703.821.0500 | fax: 703.442.7545 | BeattyCos.com

## LEASING CONTACT

Beatty Management | 703.821.0500 | bmc@beattycos.com

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Space	Tenant
2000	Available - 23,535
2010	Available - 2,000 SF
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	Available - 80,155 SF
2068	Metro Diner
2220	Fire Department



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