



RENAUD
CONSULTING
COMMERCIAL REAL ESTATE

Quick Facts

PROJECT SIZE

± 5.74 Acres

AVAILABILITY

PAD 1 - 1 Acre

PAD 2 - 1.5 Acres

DEMOGRAPHICS

POPULATION AVG. INCOME DAYTIME EMP

	POPULATION	AVG. INCOME	DAYTIME EMP
1 mile	5,803	\$114,444	2,188
3 mile	43,653	\$99,195	14,793
5 mile	105,983	\$98,645	41,868

Click For Street View



Route 3 (Plank Road) & Gordon Road

6532 Wrights Lane, Fredericksburg, VA 22407

Pad Sites For Sale BTS



○ Mark Fontaine, CCIM

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- Two pad sites available for sale with site plan approvals
- Located on the intersection of Plank Road (53,000 VPD) and Gordon Road (11,888 VPD) a heavily travelled route in a dense residential area

JOIN THESE
NEARBY RETAILERS:



Walgreens

ROYAL
FARMS



Phone: 703-404-2346 | 8605 Westwood Center Drive • Suite 410 • Vienna, Virginia 22182 | renaudconsulting.net



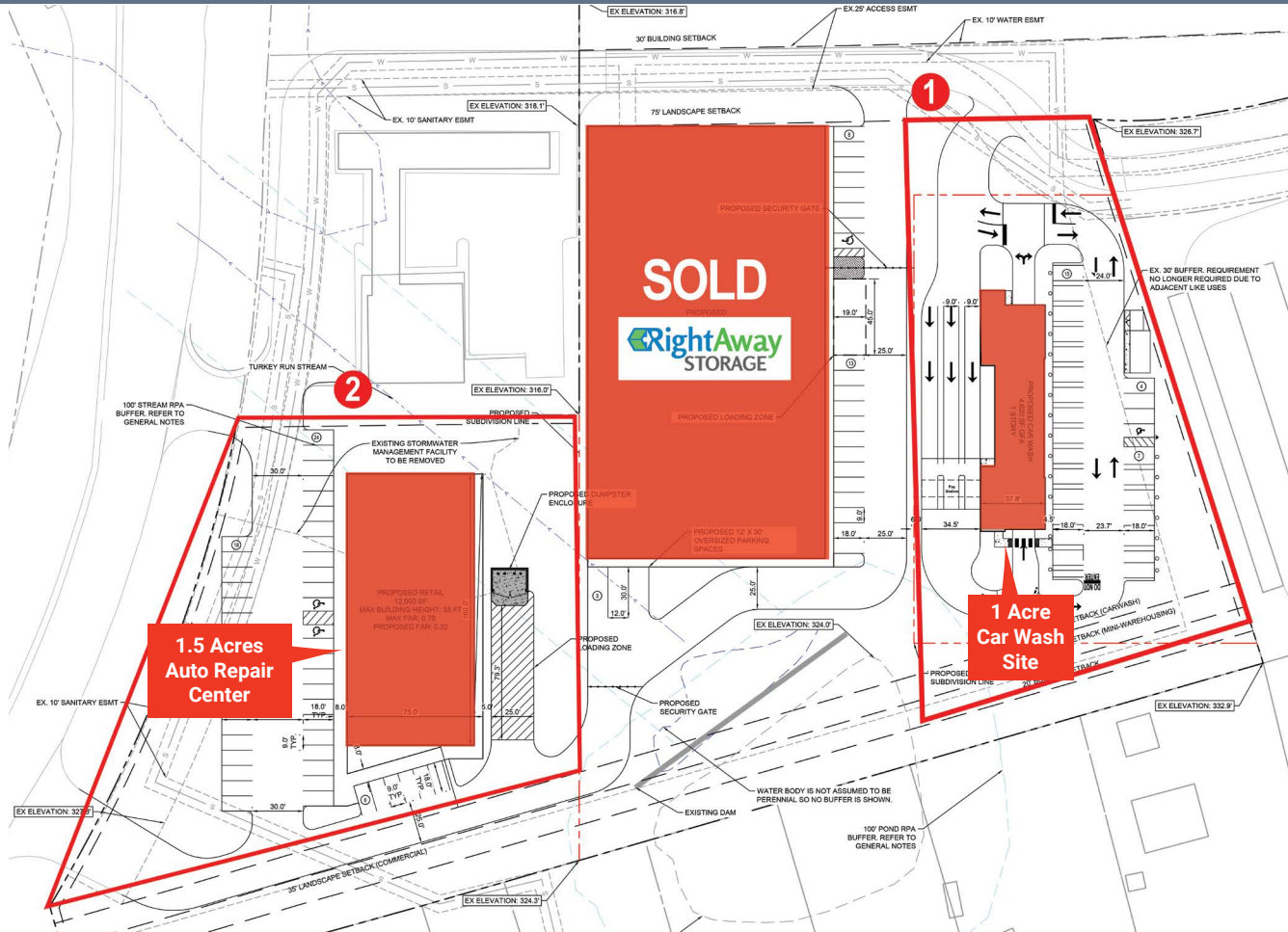
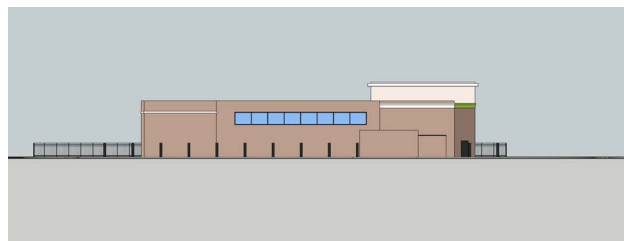
Concept Plan

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Available

PAD 1 1 Acre Car Wash

PAD 2 1.5 Acres Auto Repair Center

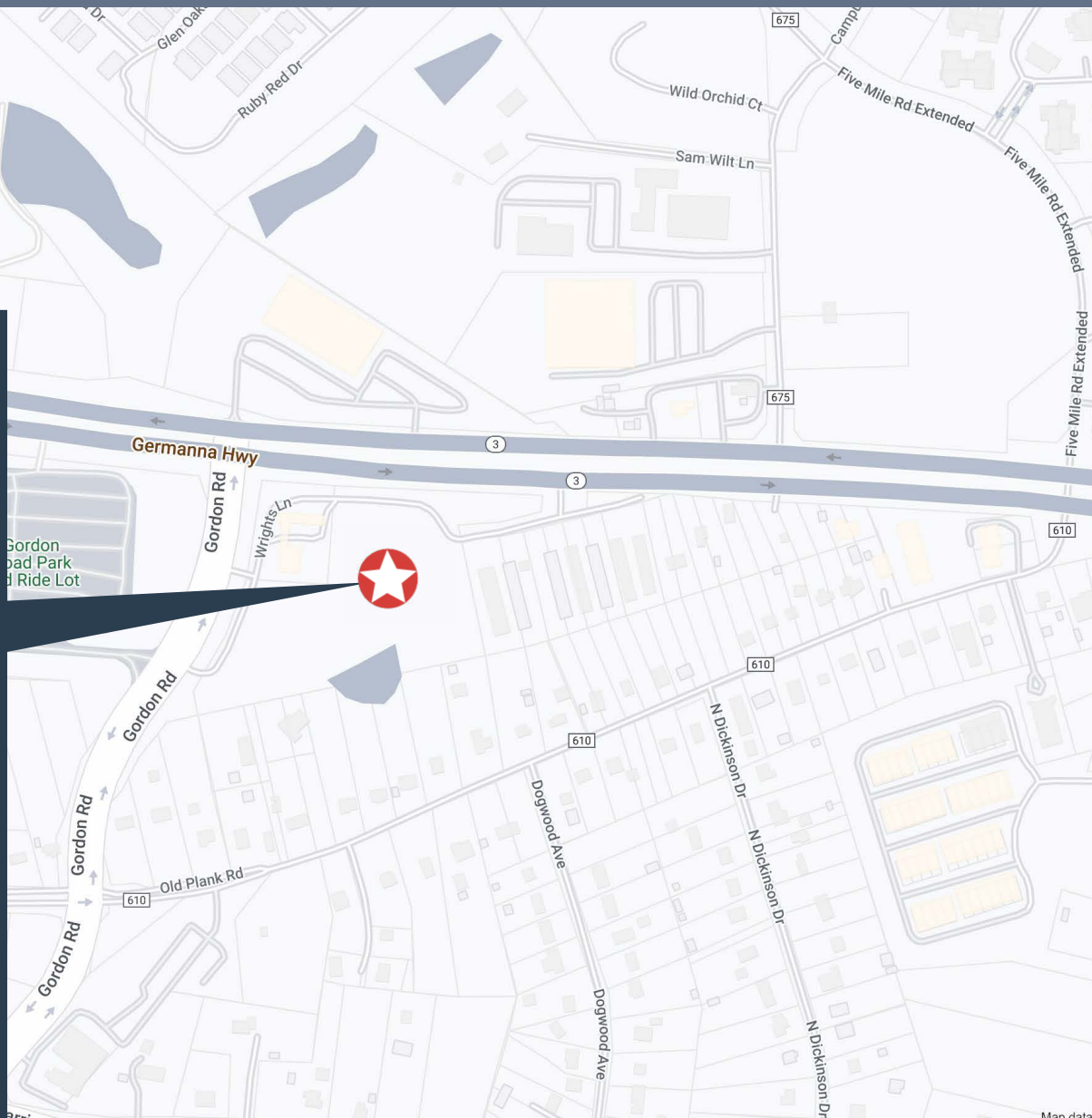
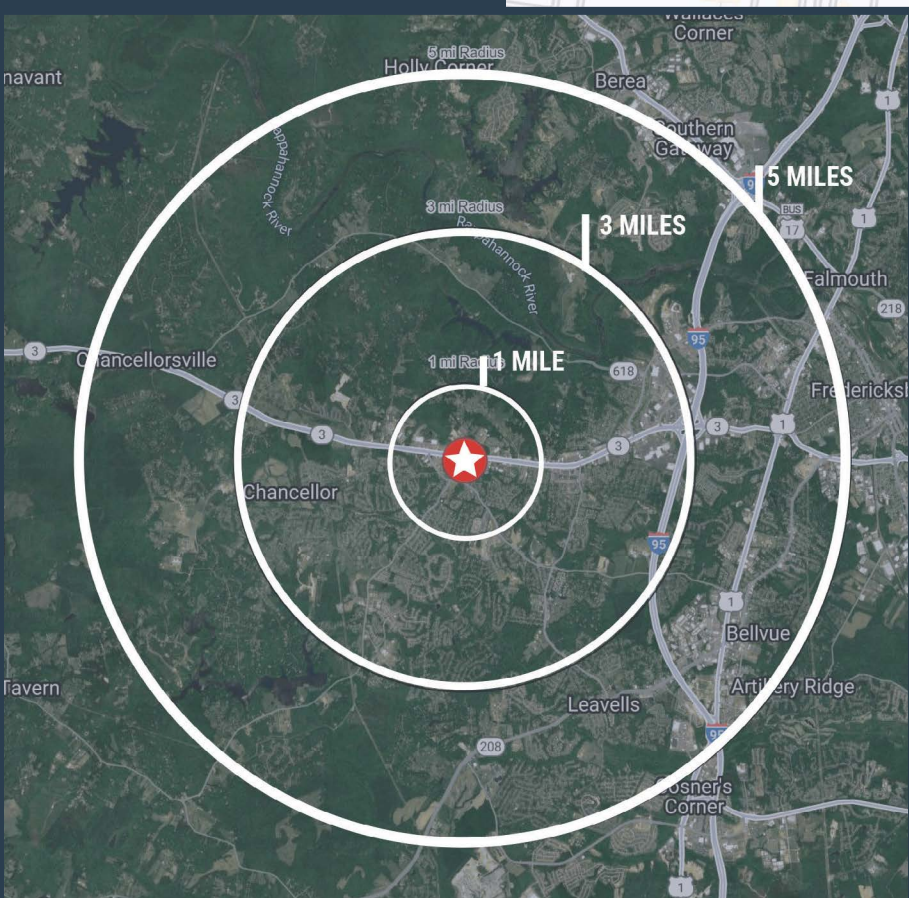




Location Map

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Radius Map





Competitive Map

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In The Area

NEARBY RETAILERS

- LIDL
- Prime Storage
- AMF
- Firestone
- O'Reilly Auto Part
- Taco Bell
- Mattress Firm
- Giant
- Gamestop
- Wendy's
- Home Depot
- Subway
- Petco
- Sonic
- Goodwill
- Walgreens
- Sweet Frog
- Royal Farms

