



20 Plantation Drive • Fredericksburg, VA 22406

**Property Information**

**Space Available**  
4 Retail Units Available for Lease including:  
• Move-in Ready End Cap Unit Available: 4,941 sq. ft.

**Features**

- Well established retail center with strong occupancy history
- Combined traffic counts at intersection of Plantation Drive and Route 17: 64,000 ADT

**Area**

- The shopping center is situated at the entrance to England Run and Fall Run communities with over 2,400 housing units
- Located on a major business corridor, Route 17, with employers such as Geico (4,000), McLane (500+), FBI (300+) and more
- Directly off of Route 17 / Warrenton Road & Approximately 1 ¼ miles from Interstate 95

**Demographics**

	3 Miles	5 Miles	10 Miles
<b>Population</b>	20,210* 23,269**	54,617* 61,687**	234,045* 253,799**
<b>Households</b>	7,061* 8,065**	19,575* 22,243**	79,743* 86,841**
<b>Average HH Income</b>	\$94,789* \$103,257**	\$89,633* \$97,684**	\$105,009* \$115,594**
<b>Employees</b>	11,752	44,404	94,879

\*2015 Estimate  
\*\*2020 Projection

**Magnolia Martin**  
O: 540.369.4627 | C: 540.903.0072  
mmartin@cbcommercial.com

**Jonathan Gardner**  
O: 540.785.3363 | C: 540.840.4901  
jgardner@cbcommercial.com

**Magnolia Martin**  
O: 540.369.4627 | C: 540.903.0072  
mmartin@cbcommercial.com

**Jonathan Gardner**  
O: 540.785.3363 | C: 540.840.4901  
jgardner@cbcommercial.com

FOR LEASE

# SPRING KNOLL PLAZA

20 PLANTATION DRIVE • FREDERICKSBURG, VA 22406

ELITE

