CHANCELLOR VILLAGE
Plank Road & Chancellor Village
Fredericksburg, Virginia
1.3 Acre Parcel Available

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CHANCELLORS VILLAGE FACTS AT-A-GLANCE
- Highly visible parcel available on the AM side of Plank Road (Route 3) retail corridor
- Surrounded by numerous high volume national big box retailers including Kmart, Food Lion, Aldi, The Home Depot, Giant, Gander Mountain and Bed, Bath & Beyond
- Accessible from Plank Road (Route 3) & Health Center Lane with right in/out to and from Plank Road
- Situated in a growing residential area with 202,432 residents projected to be living within 10 miles of the site by year 2021

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571.382.1216

DEMOGRAPHICS (2016)

<table>
<thead>
<tr>
<th>3 MILE</th>
<th>5 MILES</th>
<th>10 MILES</th>
</tr>
</thead>
<tbody>
<tr>
<td>POPULATION</td>
<td>103,660</td>
<td>194,225</td>
</tr>
<tr>
<td>AVG HH INCOME</td>
<td>$92,743</td>
<td>$98,376</td>
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<tr>
<td>EMPLOYEES</td>
<td>54,135</td>
<td>81,651</td>
</tr>
</tbody>
</table>

AREA SHOPPING CENTERS
- CENTRAL PARK, HARRISON CROSSING, CHANCELLOR CENTER, SPOTSylvANIA TOWN CENTRE

ROYAL FARMS
1.3 ACRES AVAILABLE FOR LEASE

STATISTICAL SNAPSHOT 5-MILE RADIUS, 2016 DEMOS
- POPULATION: 103,660
- AVG HH INCOME: $92,743
- TRAFFIC COUNTS: 76,000 VPD (ROUTE 3)
- DAYTIME POPULATION: 54,135

SPACE: 1.3 Acre Parcel
TRAFFIC COUNTS: 76,000 VPD

JOIN ROYAL FARMS ON HIGH TRAFFIC PLANK ROAD

87,593 VPD