

FOR LEASE  
1,200 SF



CENTRAL PARK MARKETPLACE AT COWAN BLVD.  
3120 – 3142 COWAN BLVD., FREDERICKSBURG, VA



THALHIMER

CENTRAL PARK MARKETPLACE AT COWAN BLVD.

# PROPERTY HIGHLIGHTS

Property is located within one of the largest power centers on the East Coast, benefitting from superior proximity to Walmart, Target, Wegman's, a wide range of retails and several dynamic restaurants.

- Easy access from Washington D.C. to Richmond, attracting shoppers from a wide trade area
- Established daytime population of more than 11,000 employees
- Direct access to Starbuck's, Tito's Diner and Total Wine Center through inter-parcel connections

Building Size: 13,117

Space Available: Unit 3120 - 1,200 SF

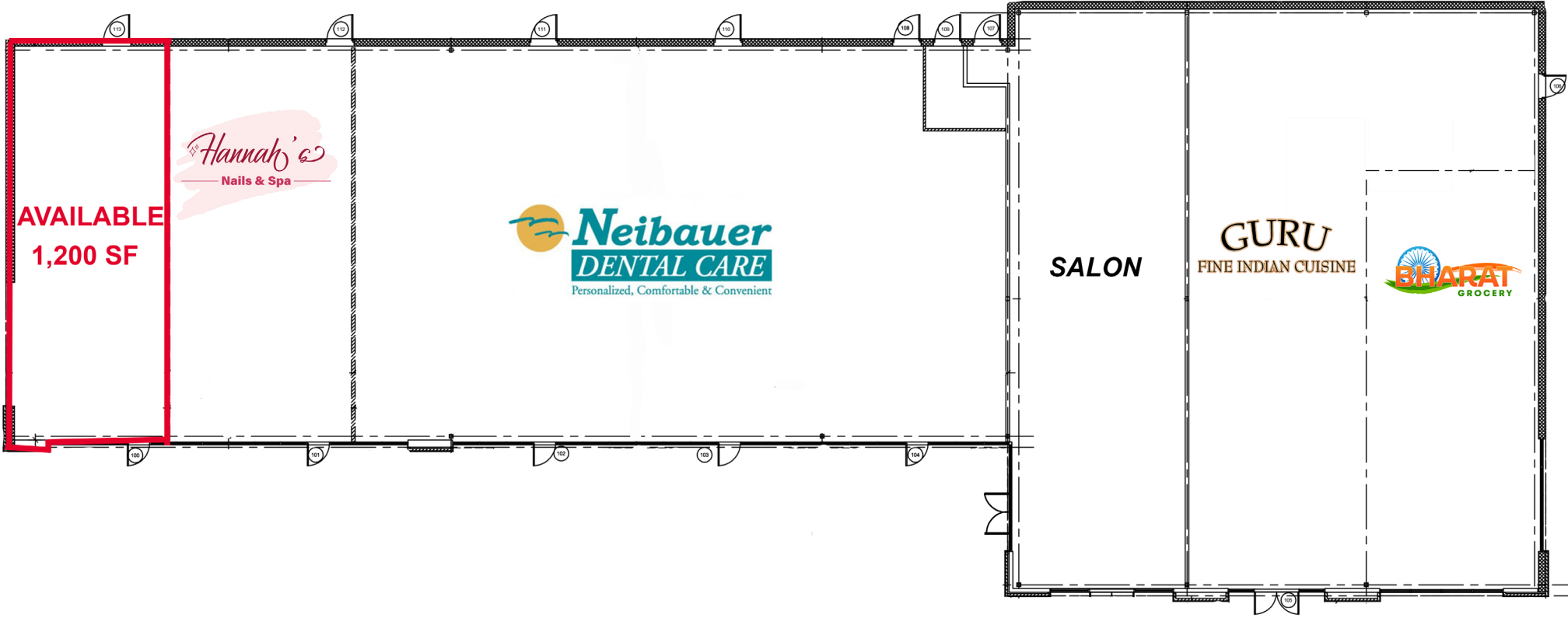
Lease Rate: \$28.41 PSF + \$4.64 PSF (NNN)

Parking: 6.10/1,000 SF

Year Built: 2006

Zoning: PDC



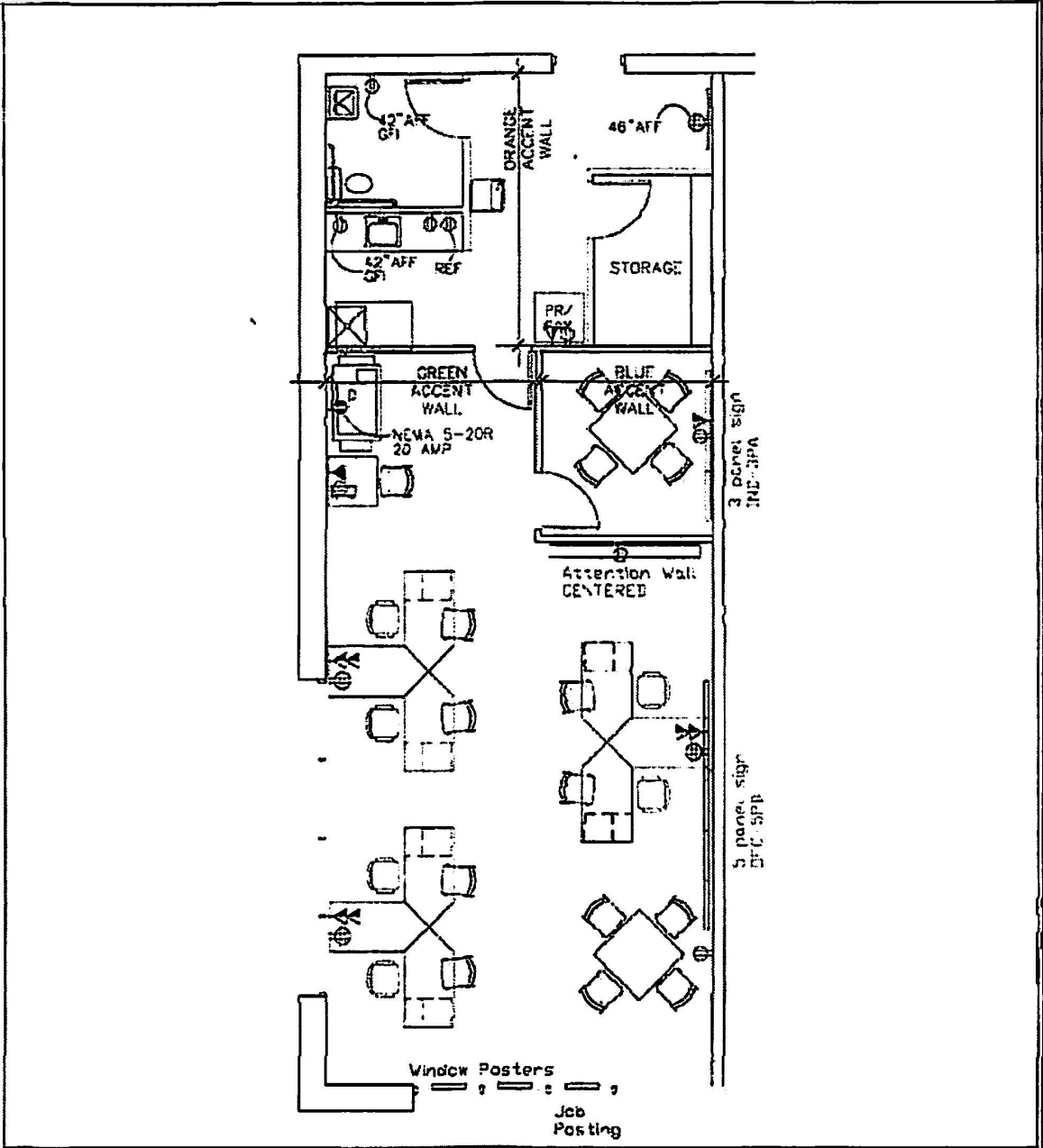


# SITE PLAN

**3,148 SF**

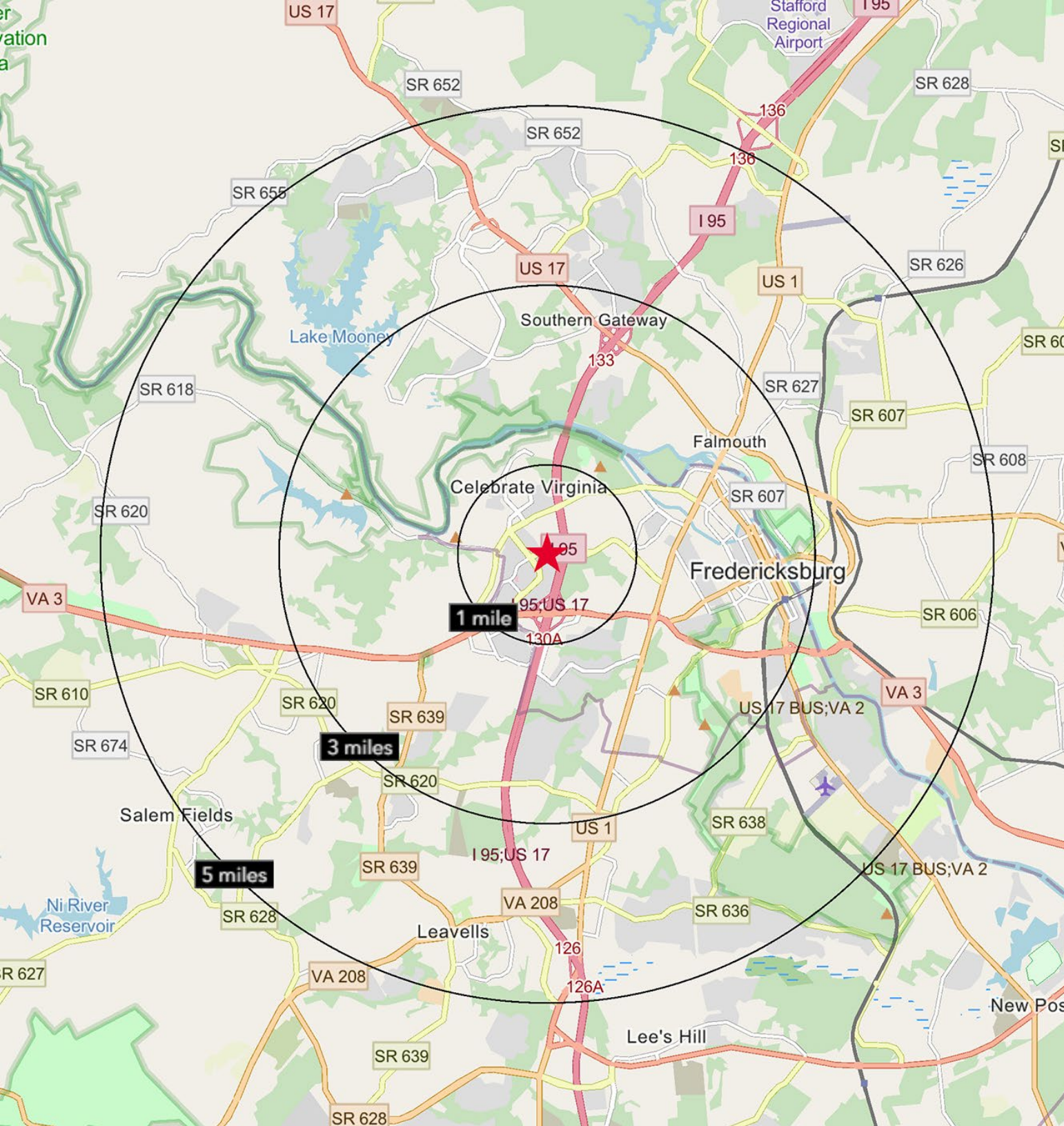


**UNIT 3120**



# FLOOR PLAN

## 1,200 SF



**7,190**

POPULATION  
WITHIN 1 MILE

**54,671**

POPULATION  
WITHIN 3 MILES

**135,291**

POPULATION  
WITHIN 5 MILES

**\$102,179**

AVG. HOUSEHOLD  
INCOME  
WITHIN 1 MILE

**\$125,484**

AVG. HOUSEHOLD  
INCOME  
WITH 3 MILES

**\$135,950**

AVG. HOUSEHOLD  
INCOME  
WITHIN 5 MILES



# CONTACT INFORMATION

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