FOR LEASE

3,873 SF

CENTRAL PARK MARKETPLACE AT COWAN BLVD.

3120 – 3142 COWAN BLVD., FREDERICKSBURG, VA

CUSHMAN & WAKEFIELD | THALHIMER

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 3140: 2,600 SF restaurant space

- $35.00 PSF, NNN
- Includes hood, walk in cooler/freezer
- Available now

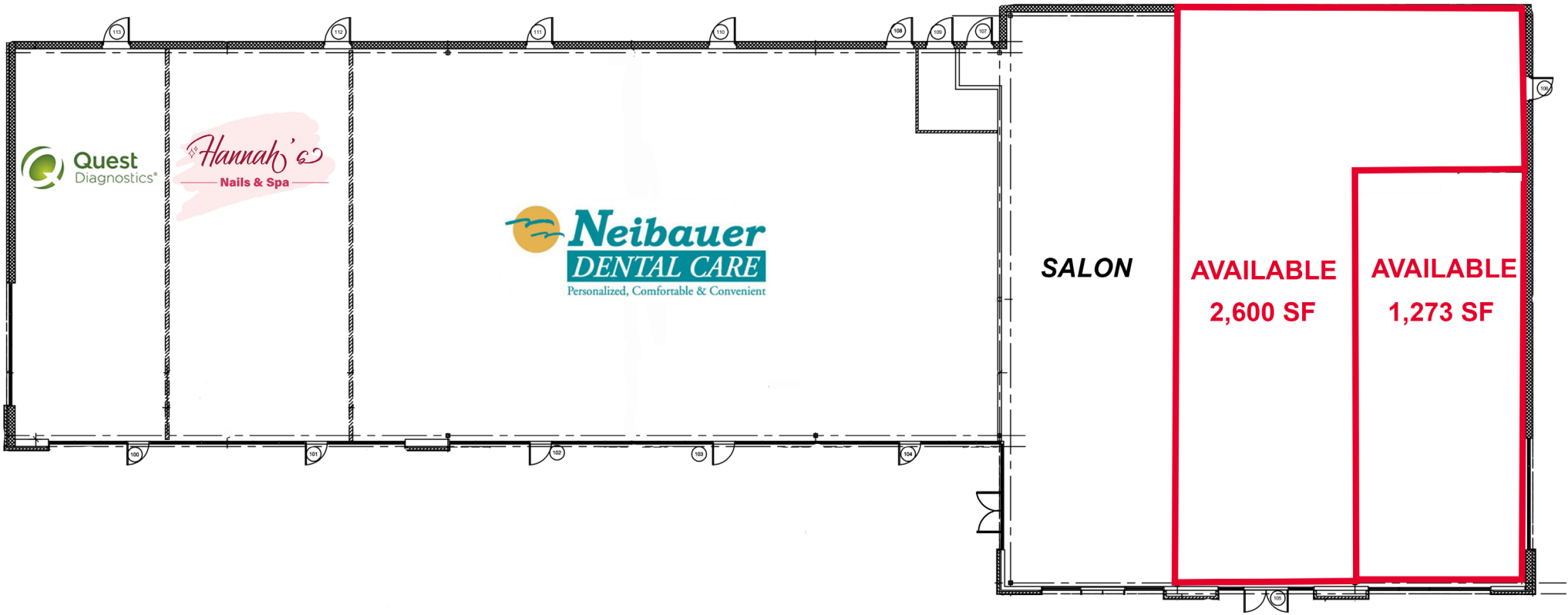
Unit 3142: 1,273 SF retail end cap

- $33.00 PSF, NNN
- Available 11/1/26

Parking: 6.10/1,000 SF

Year Built: 2006

Zoning: PDC

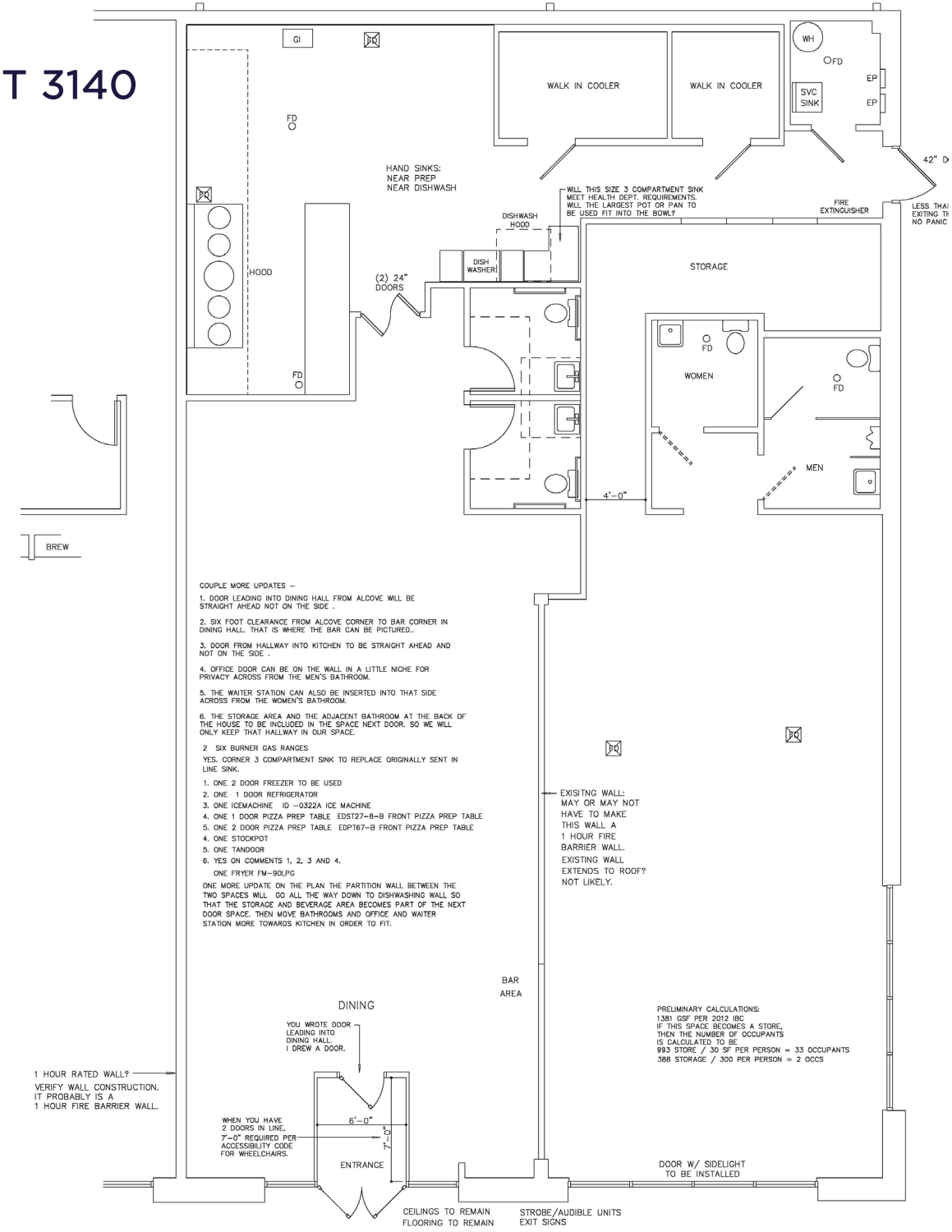


SITE PLAN

3,873 SF

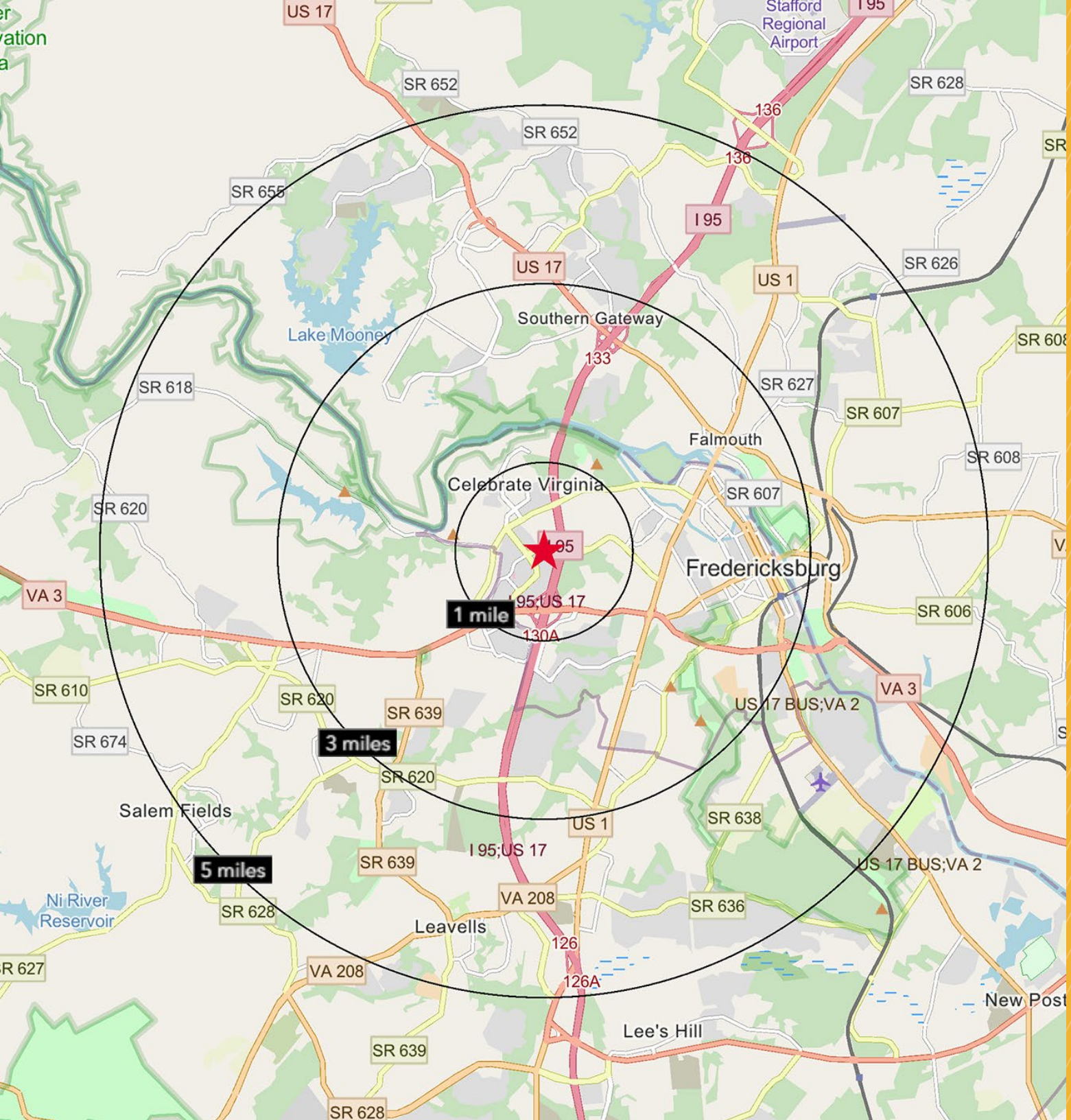
CENTRAL PARK MARKETPLACE AT COWAN BLVD.

UNIT 3140



FLOOR PLAN

2,600 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

LOWE'S
Fredericksburg Hospitality House and Conference Center
PETSMART
BEST BUY
Bassett
Bank of America
GNC
NOODLES & COMPANY
MATTRESS FIRM
KOHL'S
ETHAN ALLEN
Office DEPOT
five BELOW
HOBBY LOBBY
Christmas Tree Shops
BARNES & NOBLE BOOKSELLERS
TARGET
95
Fletcher HOME
3140 & 3142 COWAN BLVD.
AT&T
Total Wine & More
MERCHANTS
BUFFALO WILD WINGS GRILL & BAR
Central Park Fun Land
LANE BRYANT
Cowan Boulevard
Carl D. Silver Parkway
ULTA
Central Park Boulevard
Central Park Corporate Center
verizon
DSW
Panera BREAD
LOFT
FIDELITY BANK
JOS. A. BANK
GREAT AMERICAN COOKIES
LIFEPOINT CHURCH
BONEFISH GRILL
SKY ZONE

AERIAL

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