CENTRAL PARK MARKETPLACE

CUSHMAN & WAKEFIELD | THALHIMER

www.shopatcentralpark.com | FREDERICKSBURG, VIRGINIA

RETAIL FOR LEASE

CENTRAL PARK MARKETPLACE

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FEATURES

- **1,240 – 10,000 SF AVAILABLE**
- Component of a 2.5 million SF super regional mixed-use power center known as Central Park
- Easy access east with direct access across I-95 to the City of Fredericksburg, University of Mary Washington (5,200 students) and Mary Washington Hospital (537 beds) via Fall Hill Avenue, and Cowan Boulevard and to Route 3 and points west via Bragg Road and Central Park Boulevard
- Immediate anchor co-tenancy to include Wegmans, Pottery Barn Outlet, Ulta, DSW, Burlington, TJ Maxx, and Walmart
- Located at I-95/Plank Road (Route 3) interchange
- Easily accessible from Richmond & Washington, DC
- Excellent project identification from I-95
- Benefits from strong daytime population & unrivaled retail co-tenancy

AREA ANCHORS

TARGET
Burlington
KOHL'S
BEST BUY
ULTA BEAUTY
OLD NAVY
Michaels Where Creativity Happens
Office DEPOT
HOBBY LOBBY
DICK'S SPORTING GOODS
Academy SPORTS+OUTDOORS
CLUB CHAMPION Better fit...Lower scores
PETSMART
T.J.maxx
COSTCO WHOLESALE
DSW DESIGNER SHOE WAREHOUSE
Walmart Save money. Live better.
BARNES & NOBLE
Ashley HOMESTORE
HomeGoods
PARAGON THEATERS
REGAL
LOWE'S Home Improvement Warehouse
Wegmans
POTTERY BARN

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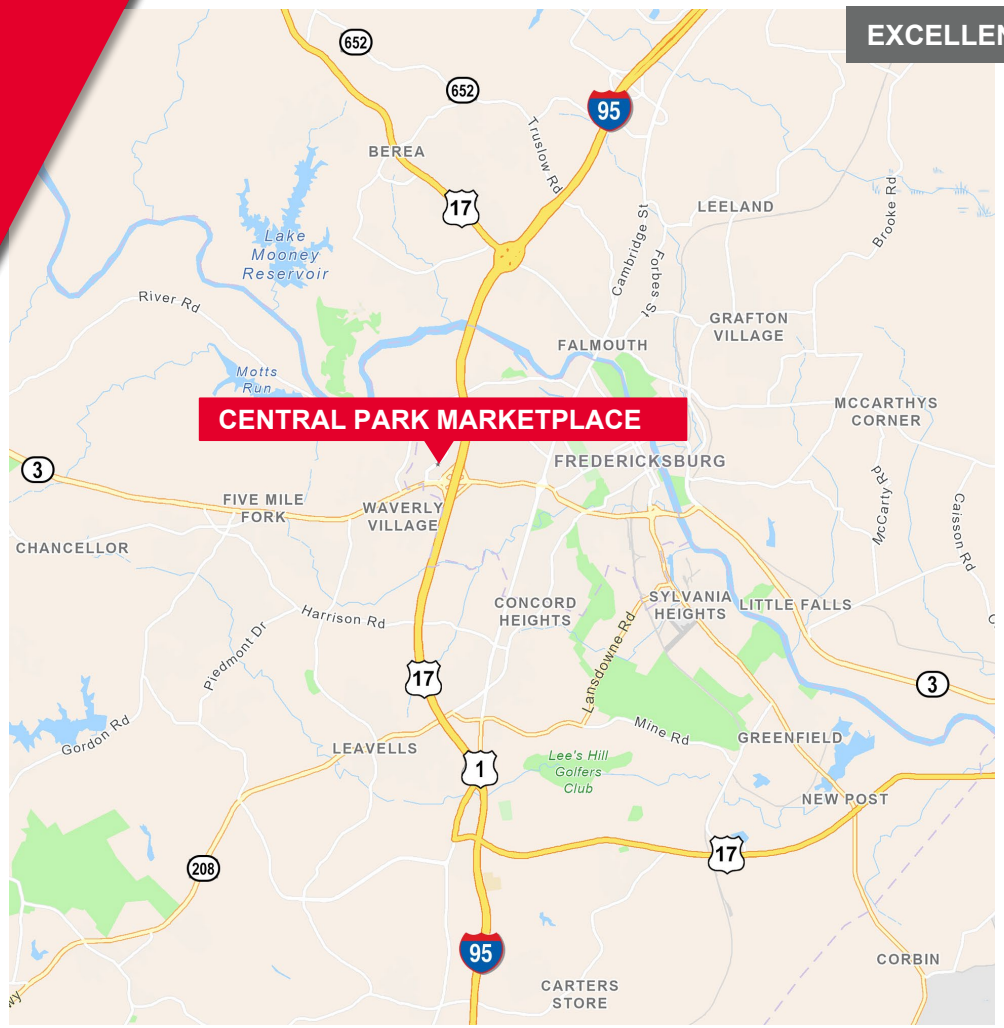
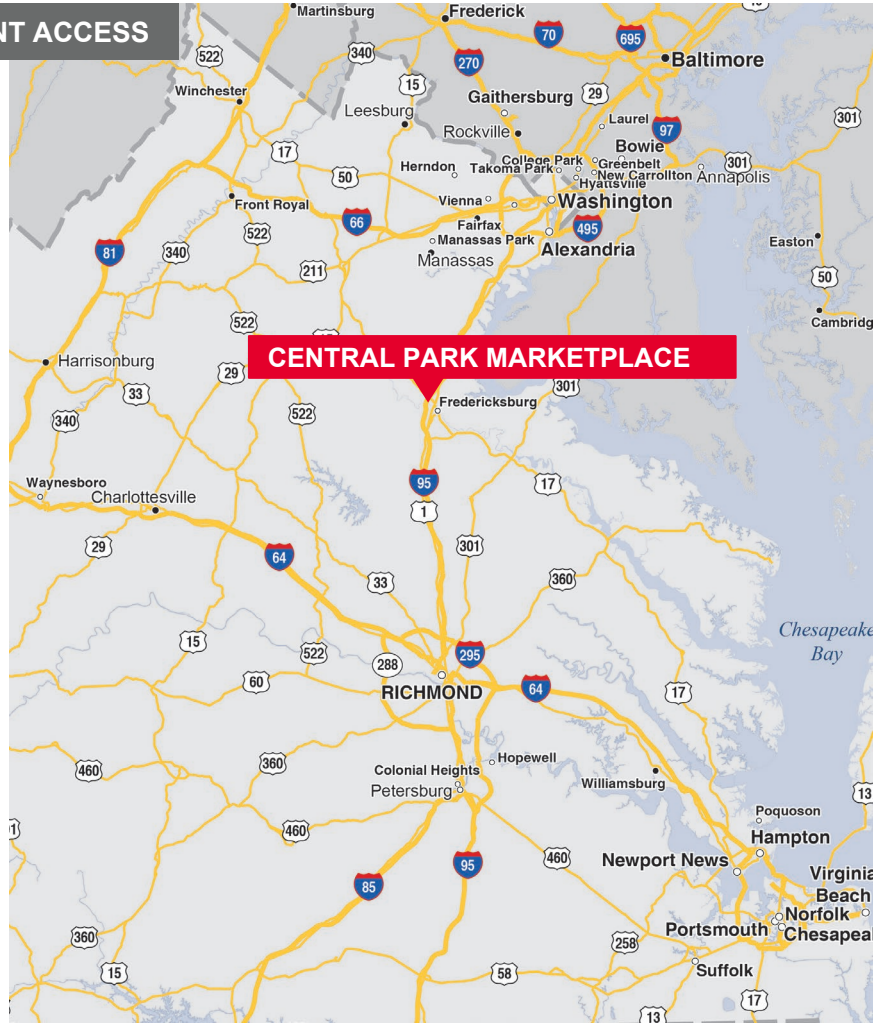


EXCELLENT ACCESS



133,242
5-MILE
ESTIMATED POPULATION

$115,970
3-MILE AVERAGE
HOUSEHOLD INCOME

49,437
5-MILE
NO. OF HOUSEHOLDS

143,200
5-MILES **DAYTIME POPULATION**

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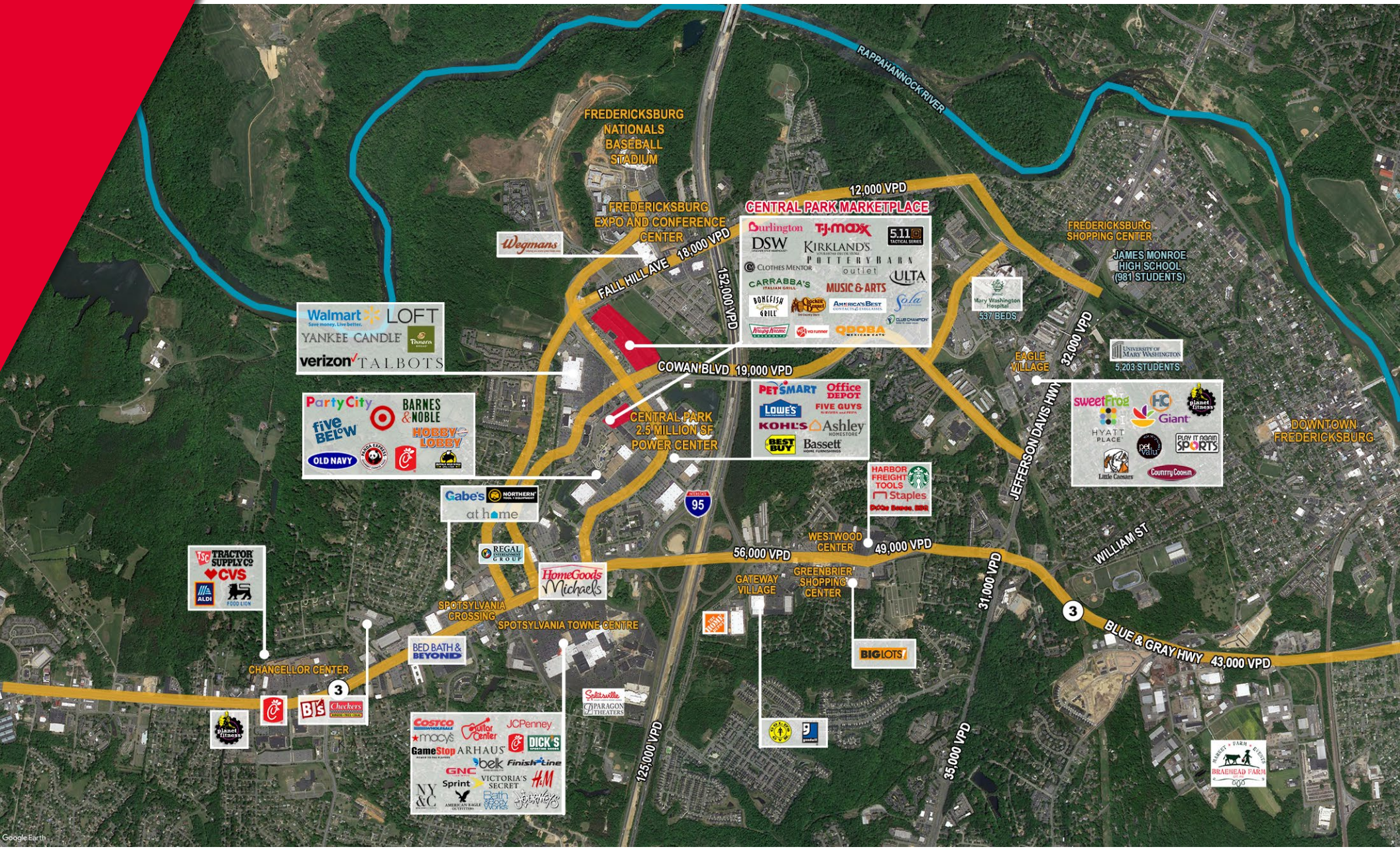

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SITE MAP

- Central Park Marketplace
- Central Park (Rappaport)

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Space	Suite	SF	Tenant Name
2	1751	25,000	DSW
3	1757	3,400	Clothes Mentor
4	1767	7,640	Kirkland's
5	1771	3,990	Peter Chang's China Café
6	1775	1,600	Nails 4 U
7	1777	2,480	Chalk N More
8	1752	5,600	Bonefish Grill
9	1811	6,605	Sushi Kola
10-11		24,850	TJ Maxx
12	1845	29,072	Burlington Coat Factory
13	**1859**	**4,500**	**AVAILABLE Former Restaurant**
14	1501	5,250	5.11 Tactical
15	**1503**	**1,909**	**AVAILABLE** ❯ CAN BE COMBINED UP TO 3,709 SF
16	**1505**	**1,800**	**AVAILABLE**
17	1507	1,000	JazCutz
18	**1509**	**1,240**	**AVAILABLE**
19	1511	1,605	Kickshaw's GF Bakery
20	1696	10,000	Ulta
21	1682	2,935	Club Champion
21	**1688**	**3,465**	**AVAILABLE**
22	1951	6,366	Carrabba's
23	1939	1,600	Princess Nails & Spa
24	1921	2,000	Wild Birds Unlimited
25	1935	1,500	European Wax Center
26	1927	4,106	Massage Envy
27	1923	1,459	Edible Arrangements
28	1911	3,000	Sweet Reasons (Cupcake Bakery)
29	1889	5,400	Sola Salon
30	1885	2,500	Music and Arts
31	1879	5,000	Once Upon A Child
32	**1877**	**10,000**	***LEASE PENDING**
33/34	1871	3,716	America's Best
35	**1873**	**2,000**	**AVAILABLE**
42	1993	3,400	VA Runner
43	1999	3,400	Premium Spas & Billiards ❯ Building 9 – Up to 4,000 SF Available with Drive-Thru Potential

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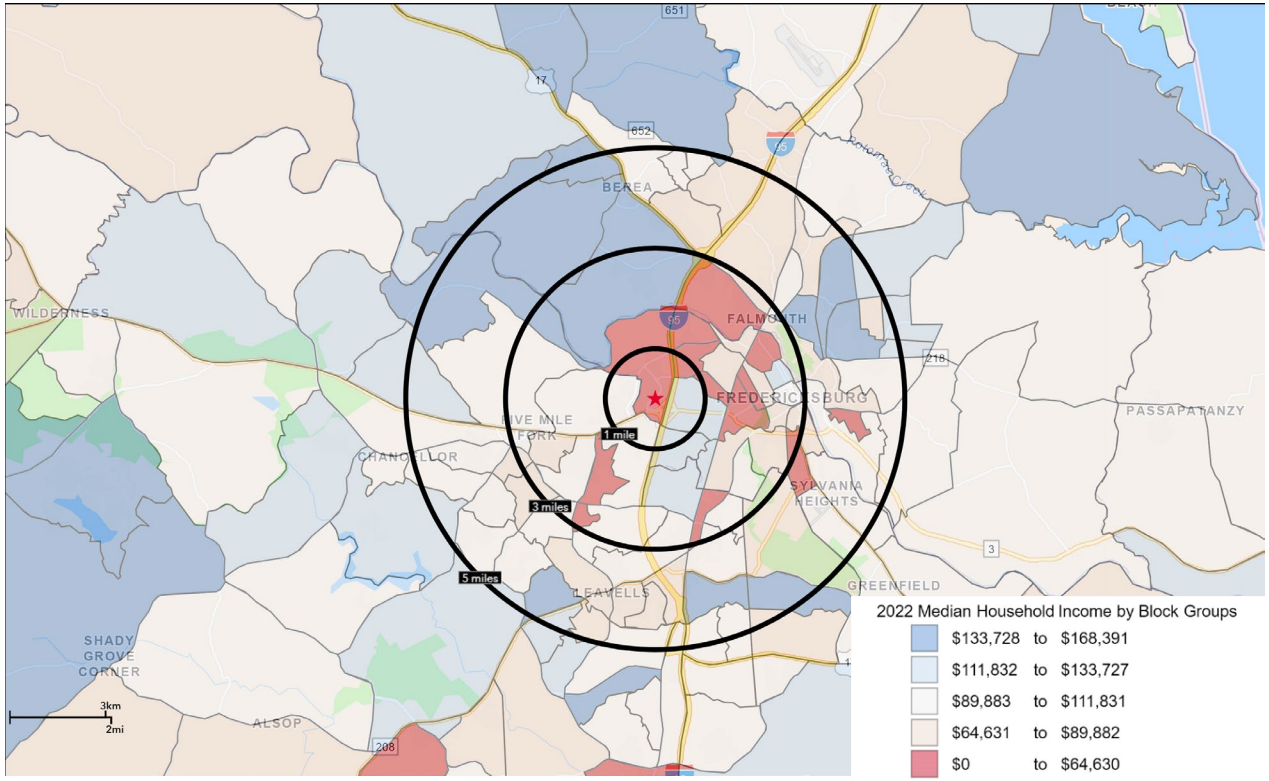
DISTANCES & DRIVE TIMES

To Richmond: 57.2 Miles, 59 Minutes

To DC: 54.5 Miles, 1 hour 3 minutes



NEIGHBORHOOD DEMOGRAPHICS

	POPULATION	MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION	EMPLOYEES	EDUCATION (SOME COLLEGE +)
1 Mile	4,115	$97,876	11,593	9,751	66.7%
3 Miles	54,022	$81,851	67,690	41,134	65.2%
5 Miles	133,242	$92,740	143,200	76,067	67.4%

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