

www.shopatcentralpark.com | FREDERICKSBURG, VIRGINIA







FEATURES

- Spaces available from 1,000 4,500 SF
- Up to 5,590 SF of contiguous space 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, 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































































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	AVAILABLE 6/1/25 CAN BE				
6	1775	1,600	AVAILABLE COMBINED UP TO 5,590 SF				
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				
16	1505	1,800	Milan Laser Hair Removal				
17	1507	1,000	AVAILABLE 👞				
18	1509	1,240	AVAILABLE 2,240 SF				
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	Dollar Tree				
33/34	1871	3,716	America's Best				
35	1873	2,000	AVAILABLE				
42	1993	3,400	VA Runner Building 9 – Up				
43	1999	3,400	Premium Spas to 4,000 SF Available with Drive-Thru Potential				



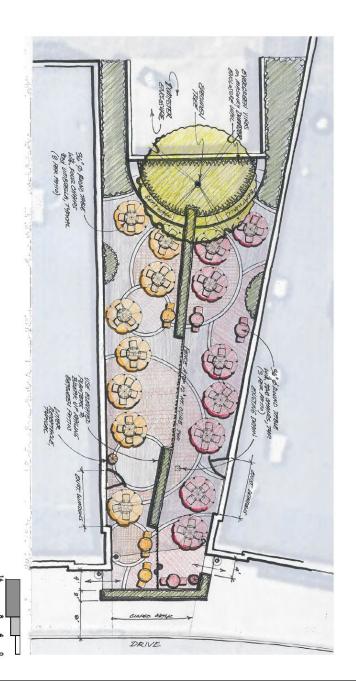


CONCEPTUAL PATIO SPACE

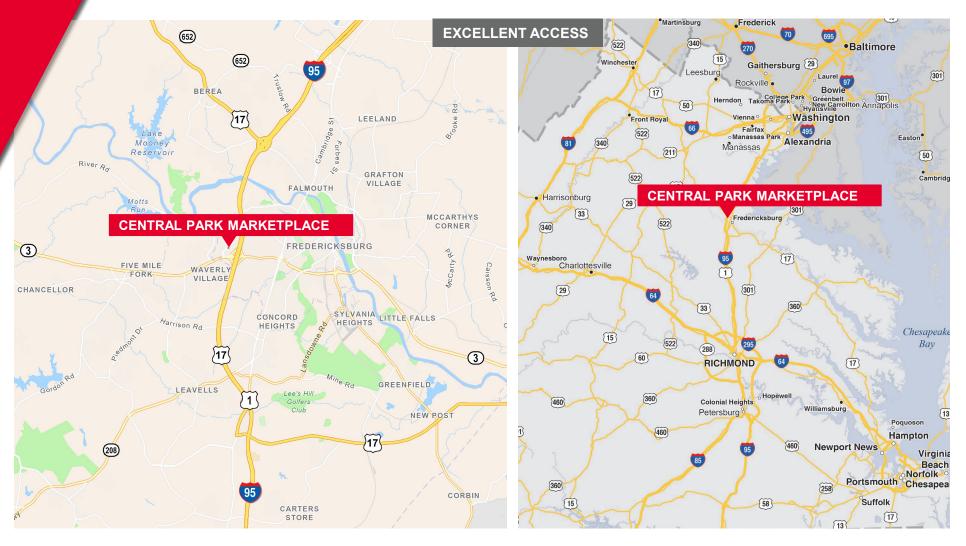
PATIO SPACE TO BE LOCATED BETWEEN **SPACES 13 & 35**













133,217
5-MILE
ESTIMATED
POPULATION



\$115,905 3-MILE AVERAGE HOUSEHOLD INCOME



127,889
5-MILE
NO. OF
HOUSEHOLDS



137,149
5-MILES DAYTIME POPULATION

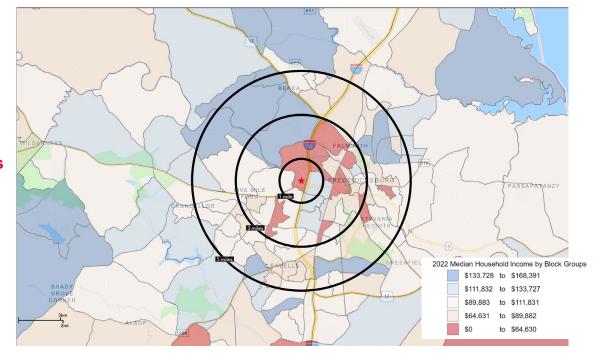




DISTANCES & DRIVE TIMES

To Richmond: 57.2 Miles, 59 Minutes

To DC: 54.5 Miles, 1 hour 3 minutes

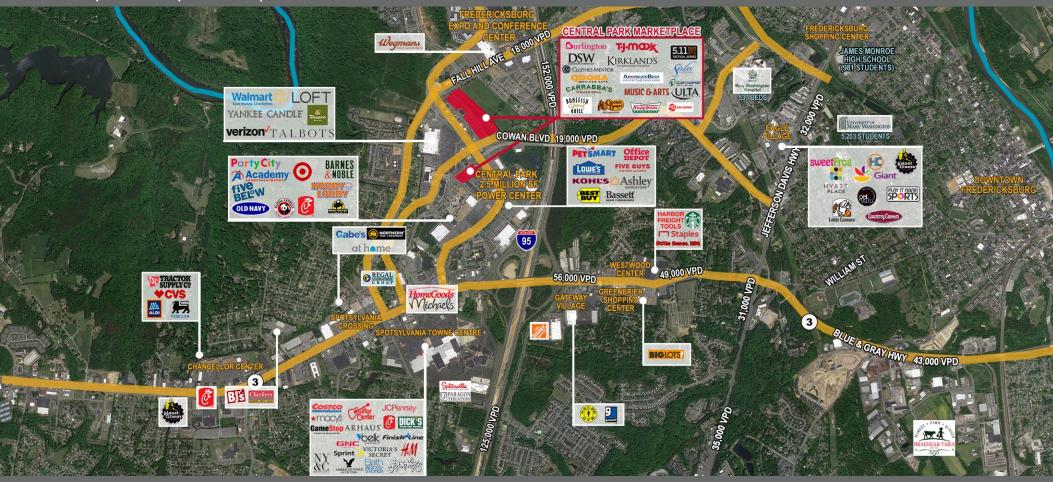


NEIGHBORHOOD DEMOGRAPHICS

	POPULATION	AVERAGE HOUSEHOLD INCOME	MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION	EMPLOYEES	EDUCATION (SOME COLLEGE +)	EDUCATION (BACHELORS +)	
1 Mile	5,231	\$102,182	\$76,853	9,374	9,751	66.7%	35.9%	
3 Miles	53,117	\$115,905	\$80,596	68,739	41,134	65.2%	42.2%	
5 Miles	133,217	\$124,990	\$94,448	137,149	76,067	67.4%	41.7%	



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