



CRAWFORD SQUARE  
REAL ESTATE ADVISORS



# CENTRAL PARK MARKETPLACE

1771 Carl D. Silver Parkway - Fredericksburg, VA 22401



FEATURED TENANTS

**ULTA**  
BEAUTY

**The Good Feet Store**

**Burlington**

**TJ-maxx**

LEASING ASSOCIATE  
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## PROPERTY HIGHLIGHTS

- High-traffic location with excellent visibility from I-95 with over 125,000 VPD
- Part of a dominant retail corridor representing a majority of national brands including Target, Lowe's, Academy and Hobby Lobby
- Strong anchor lineup including TJMaxx, Burlington, Ulta, and DSW
- Signalized intersection with multiple access points
- Nearby traffic drivers include University of Mary Washington, Mary Washington Hospital, and Fredericksburg Nationals Ballpark

## POPULATION

3 mile 51,304  
5 mile 130,321  
10 mile 230,189

## DEMOGRAPHICS



## DAYTIME POPULATION

3 mile 67,993  
5 mile 136,767  
10 mile 216,459

## HOUSEHOLDS

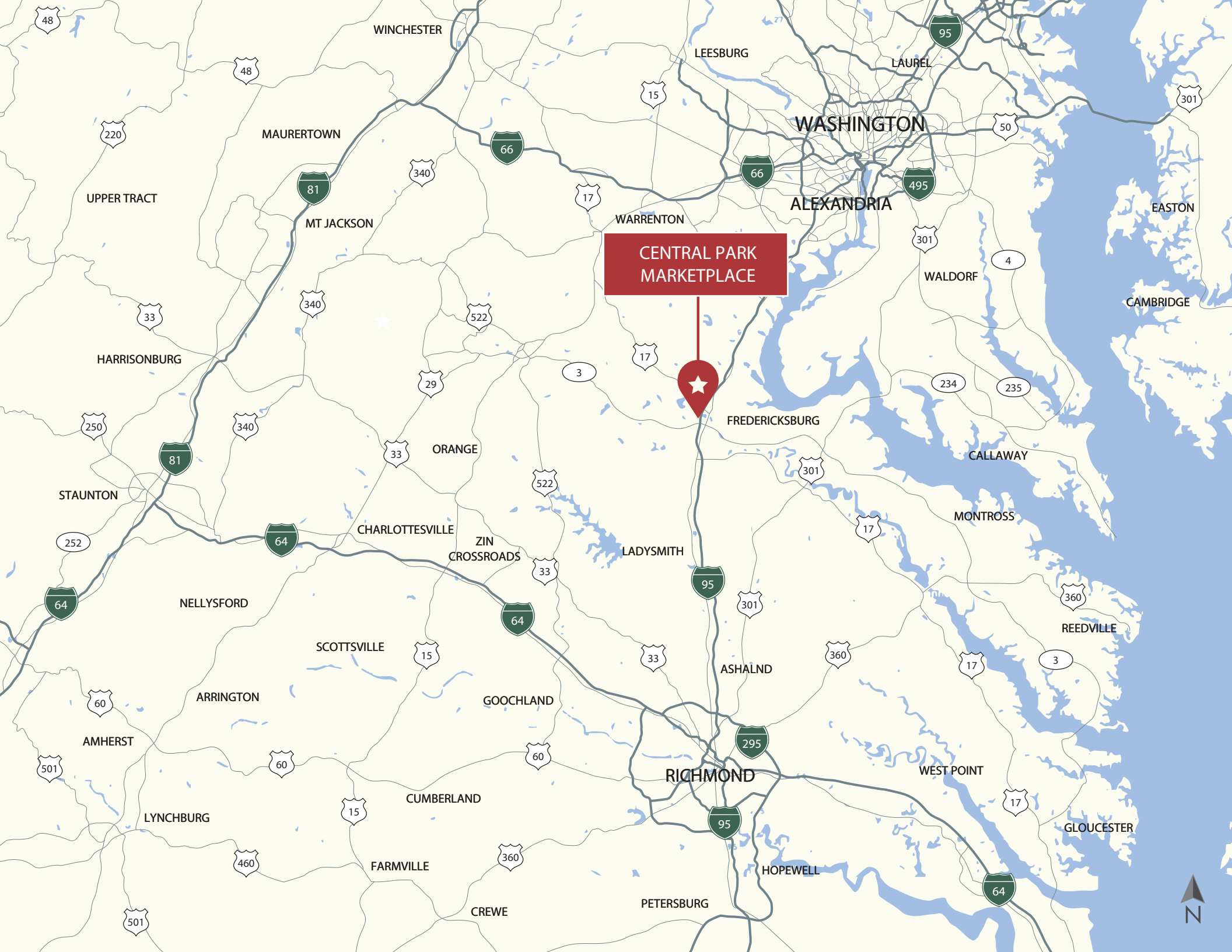
3 mile 20,259  
5 mile 48,479  
10 mile 81,813

## AVG HH INCOME (\$)

3 mile 121,278  
5 mile 131,075  
10 mile 138,704

## MED HH INCOME (\$)

3 mile 90,405  
5 mile 101,996  
10 mile 106,928



CENTRAL PARK  
MARKETPLACE

# AREA MAP

## CENTRAL PARK MARKETPLACE



 **Mary Washington Hospital**  
MWHC



**University of  
Mary Washington**

Enrollment: 3,757

**DOWNTOWN  
FREDERICKSBURG**

## SPOTSylvania TOWNE CENTER



*Michael's HomeGoods*



 **Walmart**  
COMMERCE



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# AREA MAP



Wegmans

Mary Washington Hospital

Walmart

CENTRAL PARK  
MARKETPLACE

xfinity CLUB PILATES Visionworks crumbl  
pure barre CHUCK E. CHEESE'S tropical CAFE UNITED BANK  
LOFT TALBOTS FSA.BANK

SEPHORA ASHLEY Great Clips KOHL'S  
Bassett Bank of America PETSMART Office DEPOT OfficeMax  
BEST BUY NTB LOWE'S

Party City Academy LANE BRYANT  
target WILD THINGS OLD NAVY Melting Pot  
HOBBY LOBBY BARNES & NOBLE

BJS  
Wholesale Club

at home  
The Home Décor Superstore

SPOTSylvania TOWNE CENTER

FIREBIRDS DTLR LENS CRAFTERS Auntie Anne's 1812 ZIBERG DIAMONDS  
SOM Ac TORRID aerie HOT TOPIC charlotte  
Hallmark HAM BOX LUNCH francesca's zumiez WORKSHOP  
chico's carter's HOLLISTER GameStop JD  
Bath & Body Works claire's SEPHORA Charlotte rue21  
Buckle WHITEHOUSE BLACKMARKET JCPenney Foot Locker  
macy's DICK'S COSTCO PLACE SHOE DEPT ENCORE T  
EXPRESS BAM! ZALES K.A.Y. JARED bek

SPORTSMAN'S  
WAREHOUSE



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# CENTRAL PARK - FREDERICKSBURG, VA

- LEASED
- AVAILABLE
- NAP



| SUITE | TENANT                         | SF     |
|-------|--------------------------------|--------|
| 1501  | 5.11 Tactical                  | 5,250  |
| 1503  | AVAILABLE                      | 1,909  |
| 1505  | Milan Laser Hair Removal       | 1,800  |
| 1507  | AVAILABLE                      | 1,000  |
| 1509  | Duck Donuts                    | 1,240  |
| 1511  | Kickshaw's GF Bakery           | 1,605  |
| 1688  | Club Champion                  | 3,465  |
| 1682  | The Good Feet Store            | 2,935  |
| 1696  | Ulta                           | 10,000 |
| 1751  | DSW                            | 25,000 |
| 1757  | Clothes Mentor                 | 3,400  |
| 1767  | Kirkland's                     | 7,640  |
| 1771  | AVAILABLE                      | 3,990  |
| 1775  | AVAILABLE                      | 1,600  |
| 1777  | Chalk N More                   | 2,480  |
| 1752  | Bonefish Grill                 | 5,600  |
| 1811  | Sushi Kola                     | 6,605  |
| 1845  | Burlington Coat Factory        | 29,072 |
| 1859  | AVAILABLE Former Restaurant    | 4,500  |
| 1873  | AVAILABLE                      | 2,000  |
| 1871  | America's Best                 | 3,716  |
| 1877  | Dollar Tree                    | 10,000 |
| 1879  | Once Upon A Child              | 5,000  |
| 1885  | Music and Arts                 | 2,500  |
| 1889  | Sola Salon                     | 5,400  |
| 1911  | Sweet Reasons (Cupcake Bakery) | 3,000  |
| 1923  | Edible Arrangements            | 1,459  |
| 1927  | Massage Envy                   | 4,106  |
| 1935  | European Wax Center            | 1,500  |
| 1937  | Wild Birds Unlimited           | 2,000  |
| 1939  | Princess Nails & Spa           | 1,600  |
| 1951  | Carrabba's                     | 6,366  |
| 1993  | Fleet Feet                     | 2,040  |
| 1995  | AVAILABLE                      | 2,244  |
| 1999  | Dave's Hot Chicken             | 2,516  |