



CRAWFORD SQUARE
REAL ESTATE ADVISORS



CENTRAL PARK MARKETPLACE

1771 Carl D. Silver Parkway - Fredericksburg, VA 22401



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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

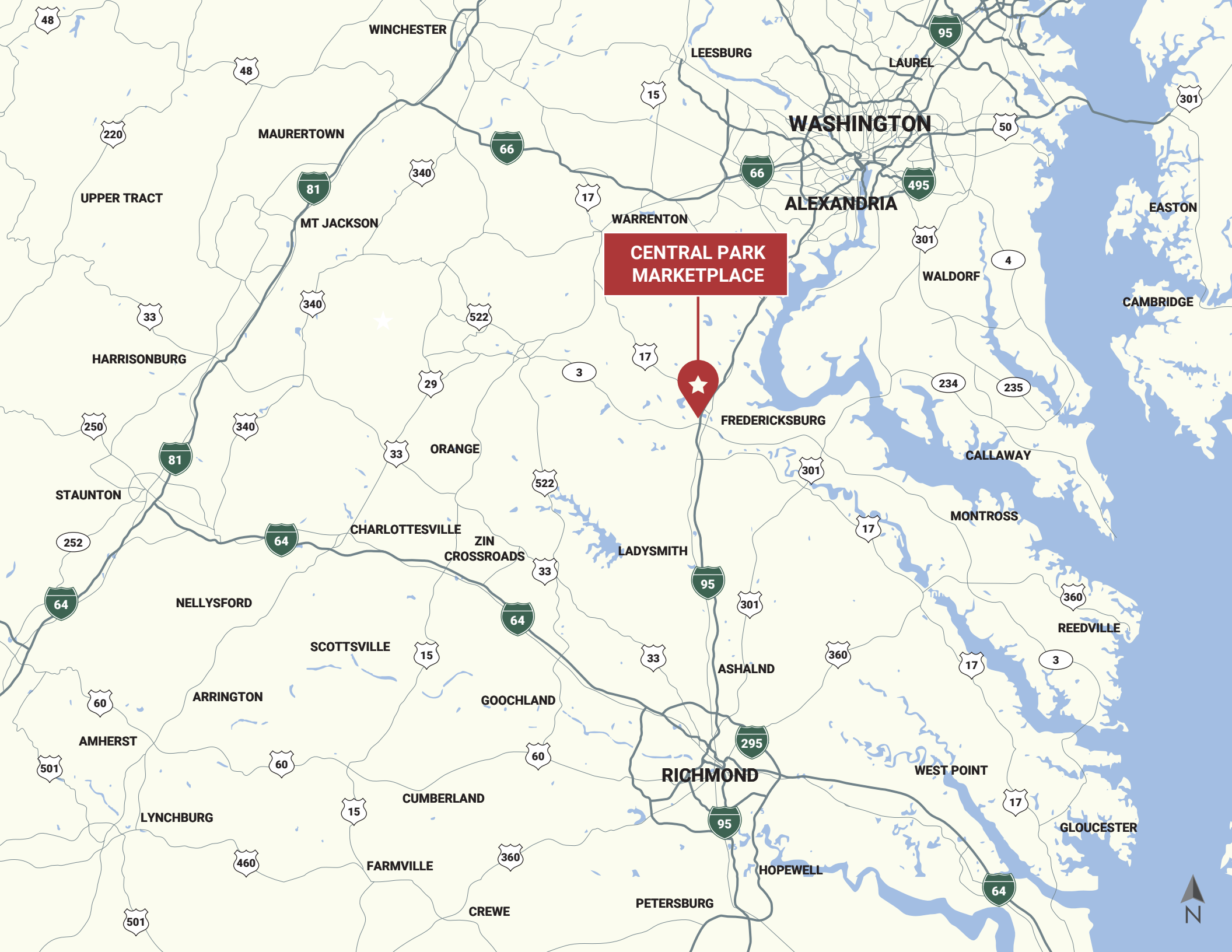
3 mile 20,259
5 mile 48,479
10 mile 81,813

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

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

 Walmart

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

**University of
Mary Washington**

Enrollment: 3,757

**DOWNTOWN
FREDERICKSBURG**

Michaels HomeGoods

SPOTSylvania TOWNE CENTER



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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 H&M BOX LUNCH francesca's zumiez WORKSHOP
chico's carter's HOLLISTER GameStop JD
Bath & Body Works claire's SEPHORA Charlotte's rue21
Buckle WHITEHOUSE BLACKMARKET JCPenney Foot Locker
macy's DICK'S COSTCO PLACE SHOE DEPT ENCORE T
EXPRESS BAM! ZALES KAY JARED bek

SPORTSMAN'S
WAREHOUSE



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CENTRAL PARK - FREDERICKSBURG, VA



SUITE	TENANT	SF
6-1501	5.11 Tactical	5,250
6-1503	Vivo Infusion	1,909
6-1505	Milan Laser Hair Removal	1,800
6-1507	Graze Craze	1,000
6-1509	Duck Donuts	1,240
6-1511	AVAILABLE	1,605
7-1688	Club Champion	2,935
7-1682	The Good Feet Store	3,465
7-1696	Ulta	10,000
5-1751	DSW	25,000
5-1757	Clothes Mentor	3,400
5-1767	Kirkland's	7,640
5-1771	Under Amour Factory House	3,990
5-1752	Bonefish Grill	5,600
4-1811	Sushi Kola	6,605
	TJ Maxx	24,850
4-1845	Burlington Coat Factory	29,072
4-1859	Paris Baguette	4,500
3-1873	AVAILABLE	2,000
3-1871	America's Best	3,716
3-1877	Dollar Tree	10,000
3-1879	Once Upon A Child	5,000
3-1885	Music and Arts	2,500
3-1889	Sola Salon	5,400
2-1911	Sweet Reasons (Cupcake Bakery)	3,000
2-1923	Edible Arrangements	1,459
2-1927	Massage Envy	4,106
2-1935	European Wax Center	1,500
2-1937	Wild Birds Unlimited	2,000
2-1939	Princess Nails & Spa	1,600
2-1931	Carrabba's	6,366
1-1993	Fleet Feet	2,040
1-1995	AVAILABLE	2,244
1-1999	Dave's Hot Chicken	2,516