

WOODLAWN VILLAGE SHOPPING CENTER

FREDERICKSBURG, VA
1,400 - 9,100 SF AVAILABLE

RAPPAPORT
CULTIVATING PLACES







WOODLAWN VILLAGE SHOPPING CENTER

FREDERICKSBURG, VA

- | Highly visible shopping center off Deacon Road with 16,000 vehicles passing daily in Fredericksburg, Virginia
- | A strong mix of national and regional retailers, anchored by Weis Markets and Little Caesars
- | Easily accessible to Route 218 and Route 1

DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	8,190	41,275	79,681
 DAYTIME POPULATION	6,701	43,593	87,045
 HOUSEHOLD INCOME	\$133,563	\$111,423	\$106,855
 TRAFFIC COUNTS	16,000 on Deacon Road		

AREA RETAILERS

DOLLAR GENERAL



weis



WOODLAWN VILLAGE SHOPPING CENTER FREDERICKSBURG, VA

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FREDERICKSBURG SHOPPING CENTER



Mary Washington Hospital



CVS pharmacy



WESTWOOD CENTER



JAMES MONROE HIGH SCHOOL

CHATHAM MANOR

WHITE OAK ROAD 9,000 VPD

GATEWAY VILLAGE



EAGLE VILLAGE



TOWN AND COUNTRY MARKET PLACE




FREDERICKSBURG DESIGN CENTER



GREENBRIER SHOPPING CENTER



UNIVERSITY OF MARY WASHINGTON
where great minds get to work



THE HOME DEPOT



ROUTE 95 149,000 VPD

WARRENTON ROAD

ROUTE 1 35,000 VPD

DEACON ROAD 16,000 VPD

LEELAND ROAD 10,000 VPD

KINGS HIGHWAY

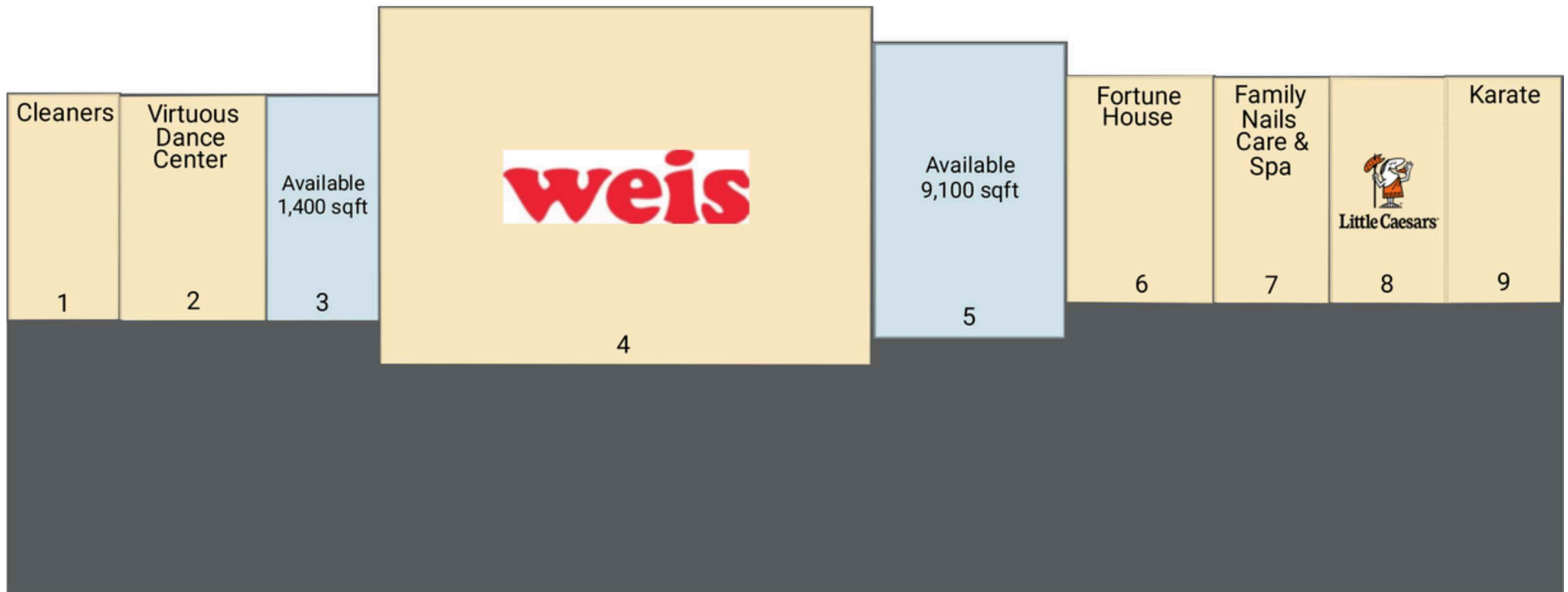
RAPPAHANNOCK RIVER



SITE PLAN

WOODLAWN VILLAGE SHOPPING CENTER | FREDERICKSBURG, VA

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DEACON ROAD 16,000 VPD



WOODLAWN VILLAGE SHOPPING CENTER | 282 DEACON ROAD, FREDERICKSBURG, VA

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