

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 2025

	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



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FREDERICKSBURG, VA

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weis

FORTUNE HOUSE RESTAURANT

FREDERICKSBURG SHOPPING CENTER



Domino's



FAMILY DOLLAR

Firestone

SUBWAY



Mary Washington Hospital



CVS pharmacy

WESTWOOD CENTER

MATTRESS Warehouse



STAPLES

UBREAKIFIX

GATEWAY VILLAGE



FREDERICKSBURG DESIGN CENTER



GREENBRIER SHOPPING CENTER

BIG LOTS!



Burlington



UNIVERSITY OF MARY WASHINGTON
where great minds get to work

JAMES MONROE HIGH SCHOOL

FREDERICKSBURG TRAIN STATION



CVS pharmacy

CHATHAM MANOR

WHITE OAK ROAD 9,000 VPD

TOWN AND COUNTRY MARKET PLACE



hair cutters



Giant



goodwill

ROUTE 95 149,000 VPD

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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