

# FREDERICKSBURG SHOPPING CENTER

FREDERICKSBURG, VA  
1,225 - 29,000 SF AVAILABLE

RAPPAPORT  
CULTIVATING PLACES









# FREDERICKSBURG SHOPPING CENTER

FREDERICKSBURG, VA

- | A grocery store anchored shopping center with great co-tenancy, including Family Dollar, Advanced Auto Parts, Verizon Wireless, and Mary Washington Hospital Store
- | Located near Mary Washington Hospital & Historic Fredericksburg Battlefield as well as only two blocks away from University of Mary Washington and across the street from James Monroe High School
- | Highly visible from Route 1 (Jefferson Davis Highway)

## DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	10,018	54,029	103,890
 DAYTIME POPULATION	13,904	64,690	114,088
 HOUSEHOLD INCOME	\$83,947	\$104,593	\$106,774
 TRAFFIC COUNTS	35,000 on Jefferson Davis Highway (Rt. 1)		

## CO-TENANTS





# FREDERICKSBURG SHOPPING CENTER FREDERICKSBURG, VA



### FREDERICKSBURG SHOPPING CENTER

TACO BELL, Domino's, SUBWAY, RAC, CITI TRENDS, FAMILY DOLLAR, Firestone

CVS pharmacy

MWHC  
Mary Washington Hospital

JAMES MONROE HIGH SCHOOL

COWAN BOULEVARD 18,000 VPD

CENTRAL PARK

TARGET, Lowe's, Walmart, BARNES & NOBLE, ULTA, REGAL, HOBBY LOBBY

EAGLE VILLAGE

planet fitness, Giant

7-ELEVEN

McDonald's

UNIVERSITY OF MARY WASHINGTON  
where great minds get to work

WESTWOOD CENTER

STAPLES, MATTRESS Warehouse, Starbucks, UBREAKIFIX

CVS pharmacy

Starbucks

GATEWAY VILLAGE

Pep Boys, Wawa

PLANK ROAD

ROUTE 1 35,000 VPD

FREDERICKSBURG DESIGN CENTER

THE HOME DEPOT, GOLD'S GYM, goodwill

GREENBRIER SHOPPING CENTER

BIG LOTS!, UNITED STATES POSTAL SERVICE, Burlington

BLUE AND GRAY PARKWAY 51,000 VPD

DIXON STREET

149,000 VPD  
95



# SITE PLAN

FREDERICKSBURG SHOPPING CENTER | FREDERICKSBURG, VA

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## TENANT LIST

FREDERICKSBURG SHOPPING CENTER | FREDERICKSBURG, VA

#	SQ. FT	MERCHANT	#	SQ. FT	MERCHANT	#	SQ. FT	MERCHANT
501B	2,340	Wells Fargo	515	29,000	Available	523	1,250	Available
503A	1,800	People Ready	517	3,135	Available	525A	1,200	Subway
503B	1,800	Wash & Fold	517A	8,484	Family Dollar	525B	1,225	Available
505	1,200	Pro Nails & Spa	517C	11,875	Available	527	1,820	H&R Block
507	3,900	Tarntip Thai Cuisine	519A	1,400	JC's Haircuts	529	7,700	Advance Auto Parts
511	1,650	Domino's Pizza	519B	4,150	Rent-A-Center	543	1,686	Taco Bell
513	11,789	Citi Trends	521	1,250	Human Canvas Tattoo			

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FREDERICKSBURG, VA





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