

# CENTRAL PARK CORPORATE CENTER

FREDERICKSBURG, VA

365 - 16,000 SF AVAILABLE






# CENTRAL PARK CORPORATE CENTER

## FREDERICKSBURG, VA

- | A variety of office spaces available with an on-site property manager
- | Data providers include Cox, Verizon, and Comcast
- | Beautiful landscaping and well-maintained facilities with abundant parking
- | Spectacular array of amenities, including restaurants, banking, shopping, fitness, and more
- | Centrally located between Washington, D.C. and Richmond, just off I-95
- | 15 bus routes offering great access to public transportation

### DEMOGRAPHICS 2024

	3 MILES	5 MILES	10 MILES
 POPULATION	46,745	122,363	201,705
 HOUSEHOLD INCOME	\$83,423	\$93,231	\$101,673
 TRAFFIC COUNTS	80,000 on Central Park Blvd at Route 3		

### AREA RETAILERS



# GROUND FLOOR SITE PLAN

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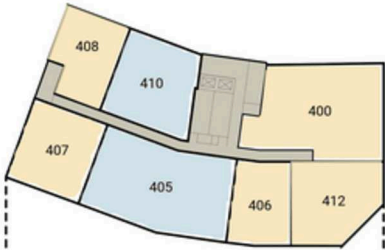
# UPPER FLOOR SITE PLAN

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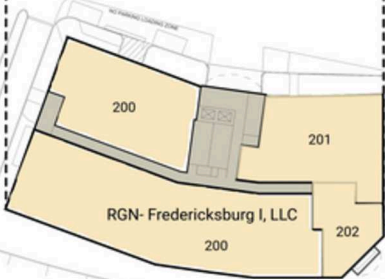
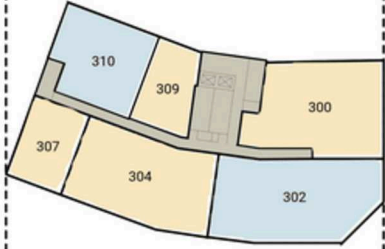
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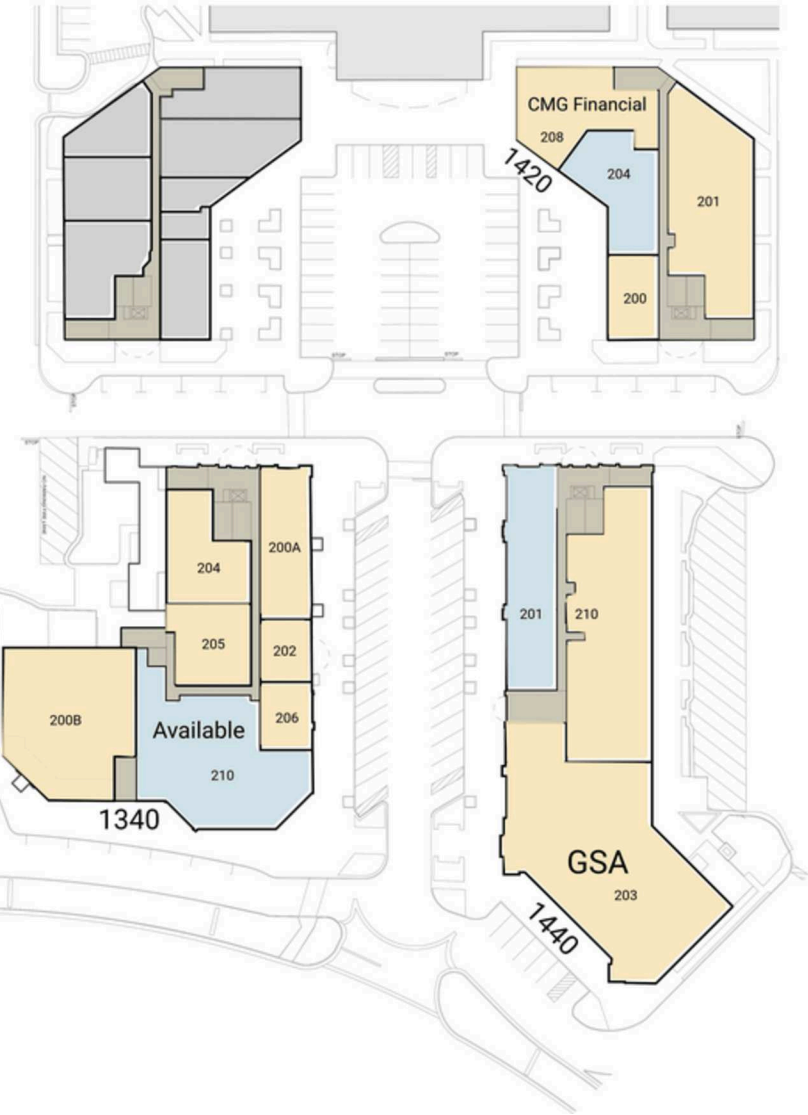
FOURTH LEVEL PLAN



THIRD LEVEL PLAN



SECOND LEVEL PLAN



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**CENTRAL PARK CORPORATE CENTER | 1320 CENTRAL PARK BLVD, FREDERICKSBURG, VA**

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