

WAVERLY VILLAGE

FREDERICKSBURG, VA

5,000 - 18,700 SF AVAILABLE





RAPPAPORT
CULTIVATING PLACES



WAVERLY VILLAGE FREDERICKSBURG, VA

- | 45,300 SF shopping center in the heart of Fredericksburg
- | Encompassing convenience and accessibility, residents, shoppers, and daytime professionals enjoy the blended tenant mix of essential, service, and dining offerings
- | Directly visible from Route 3 (Plank Road), this marketplace creates the ideal shopping experience through an abundance of parking, signage, and visibility

DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	4,482	54,851	128,961
 DAYTIME POPULATION	11,984	43,824	68,833
 HOUSEHOLD INCOME	\$112,351	\$89,704	\$99,752
 TRAFFIC COUNTS	80,000 on Plank Road (Rt. 3)		

CO-TENANTS



WAVERLY VILLAGE FREDERICKSBURG, VA

centralpark
CORPORATE CENTER

Office
DEPOT

KOHL'S

BEST
BUY

centralpark

BARNES & NOBLE BOOKSELLERS

HOBBY LOBBY

Starbucks

BUFFALO WILD WINGS GRILL & BAR

OLD NAVY

dressbarn

FIVE BELOW

TARGET

OUTBACK STEAKHOUSE

Walmart Save money. Live better.

PET SMART

LOWE'S



REGAL ENTERTAINMENT GROUP

Wawa

Olive Garden ITALIAN KITCHENS

Pier 1 Imports

CLIP OF THE DAY



Gabes

CAVA

VCF VALUE CITY FURNITURE

at home The Home Décor Superstore

Starbucks

Chili's

Michaels

Red Lobster

Wawa

OLD FASHIONED



PLANK ROAD 76,000 VPD

BED BATH & BEYOND



THE HOME DEPOT



WAVERLY VILLAGE

MATTRESS Warehouse

FedEx Office

SPOTSYLVANIA TOWNE CENTER

DICK'S SPORTING GOODS

WHITE|BLACK HOUSE MARKET

COSTCO WHOLESALE

macy's

EXPRESS

FIREBIRDS WOOD FIRED GRILL

ARHAUS your home

sears

PARAGON VILLAGE 12

SITE PLAN

WAVERLY VILLAGE | FREDERICKSBURG, VA

5,000 - 18,700 SF AVAILABLE



Space	Sq. Ft	Tenant Name	Space	Sq. Ft	Tenant Name	Space	Sq. Ft	Tenant Name
1	1,000	Deli Martinez	4	2,000	A+ Driving School	7	5,000	Otani Japanese Steak House
2	4,000	VKB Kitchen & Bath	5	6,600	FedEx Office	8	18,700	Available
3	3,000	Mattress Factory	6	5,000	Available			



WAVERLY VILLAGE | 3546 PLANK ROAD, FREDERICKSBURG, VA

Susan Bourgeois | sbourgeois@rappaportco.com | 571.382.1288

rappaportco.com