

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**  

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

Office DEPOT



Gabes

CAVA

VCF VALUE CITY FURNITURE

at home The Home Décor Superstore





Michaels

Wawa



PLANK ROAD 76,000 VPD



BED BATH & BEYOND



THE HOME DEPOT

Office DEPOT



WAVERLY VILLAGE

MATTRESS Warehouse 

PARAGON VILLAGE 12

SPOTSYLVANIA TOWNE CENTER

DICK'S SPORTING GOODS **WHITE|BLACK** HOUSE MARKET

COSTCO WHOLESALE **macy's**

EXPRESS **FIREBIRDS** WOOD FIRED GRILL **sears**

ARHAUS your home

SITE PLAN

WAVERLY VILLAGE | FREDERICKSBURG, VA

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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

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