

# 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 2025

	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 ART



Gabes

CAVA

VCF VALUE CITY FURNITURE

at home The Home Décor Superstore

Starbucks

Chili's

Michaels

Red Lobster

Wawa

OLD WORLD



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

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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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