

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



OLD NAVY

dressbarn

five BELOW



OUTBACK
STEAKHOUSE

Walmart
Save money. Live better.

PETSMART

LOWE'S



REGAL
ENTERTAINMENT
GROUP

Wawa

Olive
Garden
ITALIAN KITCHEN

Pier 1 Imports



Gabe's

CAVA

Michaels

VCF
VALUE CITY
FURNITURE

at home
The Home Décor Superstore



Wawa



THE HOME
DEPOT



BED BATH &
BEYOND

PLANK ROAD 76,000 VPD



WAVERLY VILLAGE

MATTRESS
Warehouse

FedEx
Office

PARAGON
VILLAGE 12

SPOTSYLVANIA TOWNE CENTER

DICK'S
SPORTING GOODS

WHITE | BLACK
HOUSE MARKET

COSTCO
WHOLESALE

macy's

EXPRESS

FIREBIRDS
WOOD FIRED GRILL

ARHAUS
your home

sears

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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