

# WAVERLY VILLAGE

FREDERICKSBURG, VA  
18,700 SF AVAILABLE









**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
 <b>POPULATION</b>	4,482	54,851	128,961
 <b>DAYTIME POPULATION</b>	11,984	43,824	68,833
 <b>HOUSEHOLD INCOME</b>	\$112,351	\$89,704	\$99,752
 <b>TRAFFIC COUNTS</b>	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	Keep Active			



**WAVERLY VILLAGE | 3546 PLANK ROAD, FREDERICKSBURG, VA**

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