

# 1160 CARL D SILVER PARKWAY

FREDERICKSBURG, VA  
5,880 SF AVAILABLE







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## FREDERICKSBURG, VA

- | Free-standing 5,880 SF 2nd Gen restaurant opportunity
- | Dedicated monument signage and full access from Carl D Silver Parkway
- | 115 dedicated parking spaces on 1.63 acres
- | Over 128' of frontage on Carl D Silver Parkway with 31,708 VPD passing the site

### DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	2,071	48,366	129,713
 DAYTIME POPULATION	5,414	64,439	135,631
 MEDIAN HOUSEHOLD INCOME	\$92,477	\$101,955	\$110,748
 TRAFFIC COUNTS	82,958 on Plank Road		

### AREA RETAILERS



1160 CARL D SILVER PARKWAY  
FREDERICKSBURG, VA

Wegmans

Walmart+

Total Wine & MORE

HOBBY LOBBY



BEST BUY

Ashley HOMESTORE

CENTRAL PARK  
1160 CARL D SILVER PKWY

CARL D SILVER PKWY 31,708 VPD

LOWE'S

THE HOME DEPOT

PLANK ROAD 82,958 VPD

I-95 146,000 VPD

GOLDS GYM

COSTCO WHOLESALE  
DICK'S SPORTING GOODS  
FIREBIRDS WOOD FIRED GRILL  
HomeGoods  
ARHAUS  
macy's



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PLANK ROAD 82,958 VPD



# SITE PLAN

1160 CARL D SILVER PARKWAY | FREDERICKSBURG, VA

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**1160 CARL D SILVER PARKWAY | 1160 CARL D SILVER PARKWAY, FREDERICKSBURG, VA**

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