

1160 CARL D SILVER PARKWAY

FREDERICKSBURG, VA

5,880 SF AVAILABLE

RAPPAPORT
CULTIVATING PLACES



1160 CARL D SILVER PARKWAY
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 2025

	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



CENTRAL PARK
1160 CARL D SILVER PKWY

CARL D SILVER PKWY 31,708 VPD

LOWE'S



PLANK ROAD 82,958 VPD

I-95 146,000 VPD



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FREDERICKSBURG, VA



CARL D SILVER PARKWAY



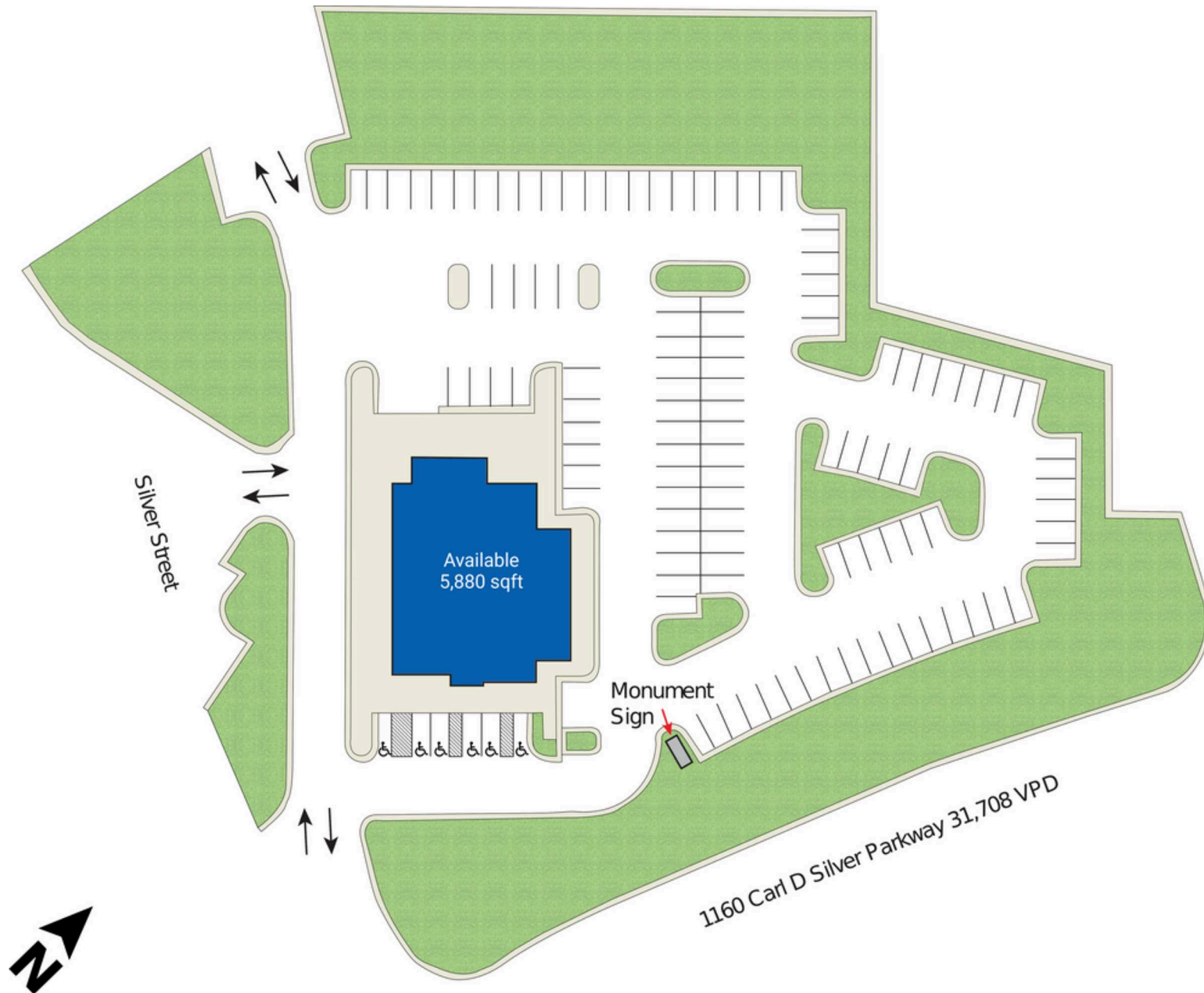
PLANK ROAD 82,958 VPD



SITE PLAN

1160 CARL D SILVER PARKWAY | FREDERICKSBURG, VA

5,880 SF AVAILABLE





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

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