

centralpark
FREDERICKSBURG, VIRGINIA

RAPPAPORT
CULTIVATING PLACES





Located in Fredericksburg, Virginia, Central Park is a 2.5 million-square-foot power center, featuring some of the nation's most prominent retailers,

a wide variety of restaurants and services, as well as hotel, office and entertainment uses. Retailers include Hobby Lobby, Target, Walmart, Ann Taylor Loft, DSW Shoes, Talbot's, Best Buy, Kohl's, Old Navy, Lowes, Total Wine, Five Below, Party City and Barnes & Noble.

With easy access from both Washington, D.C. and Richmond, Central Park attracts shoppers from a wide trade area. The immediate trade area draws from the Fredericksburg market and six surrounding counties. Many of the visitors staying at the 36 area hotels make Central Park a part of their travel itinerary.

Central Park also benefits from an established daytime population of more than 3,000 employees from the multiple professional office buildings and other businesses in Central Park. Celebrate Virginia, an extension of Central Park, is a mixed-use development spanning 2,400 acres that includes Wegman's, 3 million square feet of potential office space, three hotels, a conference center, 1,200 residential units and more.

POPULATION



214,250

AVERAGE HH INCOME



\$78,377

DAYTIME POPULATION



38,292



Wegmans

TJ-maxx

DSW

POTTERY BARN

KIRKLAND'S

Burlington

Walmart
Save money. Live better.

centralpark
CORPORATE CENTER

BARNES & NOBLE

TARGET

OLD NAVY

HOBBY LOBBY

SKECHERS

five BELOW

Academy
SPORTS+OUTDOORS

Party City

Total Wine

Office DEPOT

KOHL'S

BEST BUY

Bassett

PETSMART

LOWE'S

CARL D. SILVER PARKWAY

CHASE

SILVER Diner

OUTBACK
STEAKHOUSE

AAA

ihop

Olive Garden

CENTRAL PARK BOULEVARD

Wawa

Patient First

CAIRO
RESTAURANT

CAVA

Michaels
Where Creativity Happens

PLANK ROAD 76,000 VPD

INTERSTATE 95 146,000 VPD

SPOTSYLVANIA
TOWNE CENTRE

centralpark

SITE MAP

- Central Park Corporate Center
- Owned by Others
- Central Park (Rappaport)
- Available Retail

AREA RETAILERS



BUILDING 02

1	4,000	Vitamin Shoppe
2	1,600	Elite Nails and Spa
3	1,200	Great Clips
4	2,912	Bank of America

BUILDING 03

1	3,500	Palm Beach Tan
2	3,500	VA ABC
3	2,000	Nothing Bundt Cakes
4	5,036	Sleep Number

BUILDING 05

1	8,993	Skechers
---	-------	----------

BUILDING 06

1	2,500	Five Guys Hamburgers
2	1,550	Sport Clips
3	3,100	C&R Carpet & Rugs
4	1,433	GameStop
5	2,000	i-Care Optometry

BUILDING 07

1	5,630	AAA Mid Atlantic, Inc.
---	-------	------------------------

BUILDING 08

1	1,600	GNC
2	4,076	Mattress Warehouse
3	1,800	Potbelly

BUILDING 09

1	7,502	Patient First
---	-------	---------------

BUILDING 10

1	8,039	Fredericksburg Vet Cntr
2	3,000	Fredericksburg Vet Cntr
3	8,046	Commonwealth of VA

BUILDING 11

1	2,400	T-Mobile
2	5,000	Lane Bryant
3	4,600	DDS Dentures + Implant Solutions
4	6,700	Little Fish Swimming
5	3,266	Spavia

BUILDING 12

1	53,459	Hobby Lobby
---	--------	-------------

BUILDING 13

1	11,700	Mattress Firm
---	--------	---------------

BUILDING 14

1	6,000	Melting Pot
2	2,500	Bon Chon
3	2,400	Ichiban
4	6,400	Buffalo Wild Wings

BUILDING 15

1	5,000	Men's Wearhouse
2	3,000	Noodles & Company

BUILDING 16

1	6,025	Merchant's Tire
---	-------	-----------------

BUILDING 17

1	30,000	Office Depot
---	--------	--------------

BUILDING 18

1	12,000	Party City
2	6,500	Lazy Daisy Gift Shop
3	15,002	Old Navy

BUILDING 19

1	3,284	Raising Canes
---	-------	---------------

BUILDING 20

1A	2,560	VisionWorks
1B	2,440	Pure Barre
2	5,000	Leased
3	1,520	Crumbl
4	5,050	Loft
5	4,500	Talbot's
6	2,500	LaVida Massage
7	4,420	Jos A. Banks
8	1,800	Tropical Smoothie

BUILDING 21

1	2,800	Shane's Rib Shack
---	-------	-------------------

BUILDING 22

1	5,000	The Pool Company
2	1,252	The Pool Company
3	1,148	The Joint
4	2,688	Rey Azteca
5	1,762	Cold Stone Creamery

BUILDING 23

1	29,000	QRC
---	--------	-----

BUILDING 29

1	2,930	Sky Zone Indoor Trampoline
---	-------	-------------------------------

BUILDING 30

1	11,000	Verizon Wireless
---	--------	------------------

BUILDING 31

1	5,017	Phoenix Salon Suites
2	4,200	Available
3	8,151	Five Below

DEMOGRAPHICS

VARIABLE	3 mile	5 mile	10 mile
----------	--------	--------	---------

POPULATION SUMMARY

2017 Total Population	46,745	122,363	201,705
2023 Total Population	55,184	133,760	214,250

HOUSEHOLD SUMMARY

2017 Total Households	17,442	43,741	69,258
2023 Total Households	20,689	48,214	74,377

INCOME SUMMARY

2015 Avg Household Income	\$83,423	\$93,231	\$101,673
2023 Avg Household Income	\$100,746	\$107,599	\$112,145

AGE SUMMARY

2017 Median Age	35.4	35.7	36.3
-----------------	------	------	------

2017 CONSUMER SPENDING

Apparel	\$38 M	\$104 M	\$175 M
HH Furnishings & Equipment	\$37.5 M	\$104 M	\$176 M
Retail Goods	\$43.4 M	\$443.5 M	\$1,330 M
Entertainment	\$60.7 M	\$166 M	\$281 M
Food and Beverages	\$157 M	\$424 M	\$707 M

www.shopatcentralpark.com



Susan Bourgeois | 571.382.1288 | sbourgeois@rappaportco.com

Thomas Bolen III | 571.382.1291 | tbolen@rappaportco.com

rappaportco.com

