







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 are. 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



AVERAGE HH INCOME



DAYTIME POPULATION



38,292



Central Park (Rappaport)

Available Retail



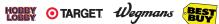
















BUILDING 02			BUILDING 10								
1	4,000	Vitamin Shoppe	1	8,039	Fredericksburg Vet Cntr	BUI	LDING 18		DIII	II DINO 22	
2	1,600	Elite Nails and Spa	2	3,000	Fredericksburg Vet Cntr	1	12,000	Party City		LDING 23	
3	1,200	Great Clips	3	8,046	Commonwealth of VA	2	6,500	Lazy Daisy Gift Shop	1	29,000	QRC
4	2,912	Bank of America	BU	ILDING 11		3	15,002	Old Navy	BUI	LDING 29	
DIII	LDING 03		1	2,400	T-Mobile	DIII	II DINO 40		1	2,930	Sky Zone Indoor Trampoline
	3,500	Palm Beach Tan	2	5,000	Lane Bryant		LDING 19	D. C. C.	RIII	LDING 30	muoor rramponne
2	3,500	VA ABC	3	4,600	DDS Dentures + Implant	1	3,284	Raising Canes	1	11,000	Verizon Wireless
3	2,000	Nothing Bundt Cakes			Solutions	BUI	LDING 20		-	11,000	verizon wheress
4	5,036	Sleep Number	4	6,700	Little Fish Swimming	1A	2,560	VisionWorks	BUI	LDING 31	
	LDING 05	Sleep Number	5	3,266	Spavia	1B	2,440	Pure Barre	1	5,017	Phoenix Salon Suites
1	8,993	Skechers	BU	ILDING 12		2	5,000	Leased	2	4,200	Available
•	0,770	Security	1	53,459	Hobby Lobby	3	1,520	Crumbl	3	8,151	Five Below
BUI	LDING 06		BU	ILDING 13		4	5,050	Loft			
1	2,500	Five Guys Hamburgers	1	11,700	Mattress Firm	5	4,500	Talbot's			
2	1,550	Sport Clips	DII	II DINC 14		6	2,500	LaVida Massage			
3	3,100	C&R Carpet & Rugs	_	ILDING 14	M-lai D-a	7	4,420	Jos A. Banks			
4	1,433	GameStop	1 2	6,000 2,500	Melting Pot Bon Chon	8	1,800	Tropical Smoothie			
5	2,000	i-Care Optometry	3	2,400	Ichiban	BUI	LDING 21				
BUI	LDING 07		4	6,400	Buffalo Wild Wings	1	2,800	Shane's Rib Shack			
1	5,630	AAA Mid Atlantic, Inc.	T	0,400	Dunalo who wings			N 0 N			
	- ,		BU	ILDING 15		BUI	LDING 22				
BUI	LDING 08		1	5,000	Men's Wearhouse	1	5,000	The Pool Company			
1	1,600	GNC	2	3,000	Noodles & Company	2	1,252	The Pool Company			
2	4,076	Mattress Warehouse	DII	ILDING 16		3	1,148	The Joint			
3	1,800	Potbelly	во 1	6,025	Merchant's Tire	4	2,688	Rey Azteca			
BUI	LDING 09		1	0,025	Merchant 8 Tire	5	1,762	Cold Stone Creamery			
	7,502	Patient First	BU	ILDING 17							
1	•,902	a mercial i iiot	1	30,000	Office Depot						

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	3		
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.co	m		



Susan Bourgeois | 571.382.1288 | sbourgeois@rappaportco.com
Thomas Bolen III | 571.382.1291 | tbolen@rappaportco.com
rappaportco.com



