







## 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 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.

## **Demographics (10 Miles)**

**POPULATION** 

\*\*\*

**224,375** 

AVERAGE HH INCOME

\$134,444

DAYTIME POPULATION



118,436



## centralpark

## **SITE MAP**

Central Park Corporate Center

Owned by Others

Central Park (Rappaport)

Available Retail



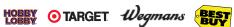






**AREA RETAILERS** 









BUILDING 02			BU	BUILDING 10								
1	4,000	Vitamin Shoppe	1	8,039	Fredericksburg Vet Cntr	BU	ILDING 18		DII	II DINC 22		
2	1,600	Elite Nails and Spa	2	3,000	Fredericksburg Vet Cntr	1	12,000	Available	_	ILDING 23	0.77.0	
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	BU	ILDING 29		
DII	ILDING 03		1	2,400	Available	DII	ILDING 19		1	2,930	Sky Zone Indoor Trampoline	
DU 1	3,500	Palm Beach Tan	2	5,000	Lane Bryant			Raising Canes	RII	ILDING 30	muoor Tramponne	
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	BU	ILDING 20		-	11,000	verizon wherese	
4	5,036	Sleep Number	4	6,700	Little Fish Swimming	1A	2,560	VisionWorks	BU	ILDING 31		
	ILDING 05	Sieep ituilibei	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	Xfinity	2	4,200	River Rock Outfitters	
-	3,223		1	53,459	Hobby Lobby	3	1,520	Crumbl	3	8,151	Five Below	
BU	ILDING 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	RII	ILDING 14		6	2,500	LaVida Massage				
3	3,100	C&R Carpet & Rugs	1	6,000	Melting Pot	7	4,420	Jos A. Banks				
4	1,443	Available	2	2,500	Bon Chon	8	1,800	Tropical Smoothie				
5	2,000	i-Care Optometry	3	2,400	Ichiban	BU	ILDING 21					
BU	ILDING 07		4	6,400	Buffalo Wild Wings	1	2,800	Shane's Rib Shack				
1	5,630	AAA Mid Atlantic, Inc.		ŕ	C	DII	U DINO 00					
			BU	ILDING 15		_	ILDING 22					
BU	ILDING 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				
	4,076	Mattress Warehouse	BU	ILDING 16		3	1,148	The Joint				
3	1,800	Potbelly	1	6,025	Merchant's Tire	4 5	2,688 1,762	Rey Azteca Cold Stone Creamery				
BU	ILDING 09					J	1,104	COM STORE Creamery				
1	7,502	Patient First		ILDING 17								
			1	30,000	Available							

DEMOGRAPHICS			
VARIABLE	3 mile	5 mile	10 mile
POPULATION SUMMARY			
2017 Total Population	46,745	122,363	201,705
2024 Total Population	52,536	137,840	224,375
HOUSEHOLD SUMMARY			
2017 Total Households	17,442	43,741	69,258
2024 Total Households	20,794	50,716	79,795
INCOME SUMMARY			
2015 Avg Household Income	\$83,423	\$93,231	\$101,673
2024 Avg Household Income	\$117,086	\$127,130	\$134,444
AGE SUMMARY			
2024 Median Age	39.13	39.3	39.3
2024 CONSUMER SPENDING	3		
Apparel	\$55.8 M	\$138.6 M	\$228.5 M
HH Furnishings & Equipment	\$46.7 M	\$119 M	\$176 M
Entertainment	\$92.7 M	\$237.6 M	\$197.8 M
Food and Beverages	\$260 M	\$648.1 M	\$1,065 M
www.shopatcentralpark.co	m		



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