







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

Demographics (10 Miles)

POPULATION



224,375

AVERAGE HH INCOME



DAYTIME POPULATION



118,436



centralpark

SITE MAP

Central Park Corporate Center

Owned by Others

Central Park (Rappaport)

Available Retail



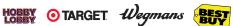
















BUILDING 02			BUILDING 10						BUI	LDING 23		
	1	4,000	Vitamin Shoppe	1	8,039	Fredericksburg Vet Cntr	BUI	LDING 18		1	29,000	QRC
	2	1,600	Elite Nails and Spa	2	3,000	Fredericksburg Vet Cntr	1	12,000	Boot Barn	BUI	ILDING 29	
	3	1,200	Great Clips	3	8,046	Commonwealth of VA	2	6,500	Lazy Daisy Gift Shop	1	2,930	Sky Zone
	4	2,912	Bank of America	BUI	LDING 11		3	15,002	Old Navy	-	_,>00	Indoor Trampoline
	DIIII	LDING 03		1	2,400	T-Mobile	DIII	I DINC 40		BUI	LDING 30	
	_		Palm Beach Tan	2	5,000	Lane Bryant		LDING 19	n · · · · · · · · · · · ·	1	11,000	Verizon Wireless
	1	3,500	VA ABC	3	4,600	DDS Dentures + Implant	1	3,284	Raising Canes	RIII	ILDING 31	
	2	3,500 2,000	Nothing Bundt Cakes			Solutions	BUI	LDING 20		1	5,017	Phoenix Salon Suites
	3 1	5,036	Sleep Number	4	6,700	Little Fish Swimming	1A	2,560	VisionWorks	2	4,200	River Rock Outfitters
	4 RIII	LDING 05	Sleep Number	5	3,266	Spavia	1B	2,440	Pure Barre	3	8,151	Five Below
	1	8,993	Skechers	BUI	LDING 12	Hobby Lobby	2	5,000	Xfinity	•	0,191	The Below
	1	0,993		1	53,459		3	1,520	Crumbl			
	BUI	LDING 06		BUI	LDING 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	DIII	ILDING 14		6	2,500	Hand & Stone Massage and			
	3	3,100	C&R Carpet & Rugs	_		M.l.: D.a	_		Facial Spa			
	4	1,443	GameStop	1	6,000	Melting Pot	7	4,420	Jos A. Banks			
	5	2,000	i-Care Optometry	2	2,500	Bon Chon	8	1,800	Tropical Smoothie			
	RIII	LDING 07		3	2,400	Ichiban	BUI	LDING 21				
	1	5,630	AAA Mid Atlantic, Inc.	4	6,400	Buffalo Wild Wings	1	2,800	Paris Bah Mi			
1 3,0		0,000	Tital vine relative, inc.	BUI	LDING 15		DIII					
	BUI	LDING 08		1	5,000	Men's Wearhouse		LDING 22	TI D IC			
	1	1,600	GNC	2	3,000	Noodles & Company	1	6,252	The Pool Company			
	2	4,076	Mattress Warehouse	DIII	II DINO 46		2	1,148	The Joint			
	3	1,800	Potbelly		LDING 16	M ·	3	2,688	Rey Azteca			
	RIIII	LDING 09		1	6,025	Mavis	4	1,762	Cold Stone Creamery			
		7,502	Patient First	BUI	LDING 17							
		.,004		1	30,000	Office Depot						

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	G		
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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