



Waverly Village
Fredericksburg, VA

18,700 SF available

RAPPAPORT
CULTIVATING PLACES®

Fredericksburg

Virginia

- 45,300 SF shopping center in the heart of Fredericksburg
- Encompassing convenience and accessibility, residents, shoppers, and daytime professionals enjoy the blended tenant mix of essential, service, and dining offerings
- Directly visible from Route 3 (Plank Road), this marketplace creates the ideal shopping experience through an abundance of parking, signage, and visibility



2025 Demographics

	1 mi.	3 mi.	5 mi.
Population	4,482	54,851	128,961
Daytime Population	11,984	43,824	68,833
Household Income	\$112,351	\$89,704	\$99,752
Traffic Counts	78,400 on Plank Road (Rt. 3)		

Area Retailers





Chancellor Center

TRACTOR SUPPLY CO. ALDI weis

HobbyTown SHERWIN WILLIAMS

WELLS FARGO

REGENCY FURNITURE SHOWROOMS

Chick-fil-A

BJ's

Checkers & Rally's

DUNKIN'

Cheddar's

at home The Home & Holiday Superstore

Gabe's

MISSION BBQ

SUBWAY

NORTHERN TOOL & EQUIPMENT

TACO BELL

Waverly Village

Starbucks

DXL BIG + TALL

McDonald's

Michaels

Spotsylvania Towne Centre

COSTCO WHOLESALE

belk

SEPHORA

JCPenney

macys

DICK'S SPORTING GOODS

SUPER RICO

Pep Boys Auto Service & Tires

Wawa

THE HOME DEPOT

Goodwill RAPPAHANNOCK

ROYAL FARMS

M&T Bank

COOK OUT

Quality Inn

Wendy's

HARBOR FREIGHT

THE HONEY BAKED Ham

Auto Zone

Best Western

DUNKIN'

Central Park

Target

HOBBY LOBBY

LOWE'S

KOHL'S



Hooky

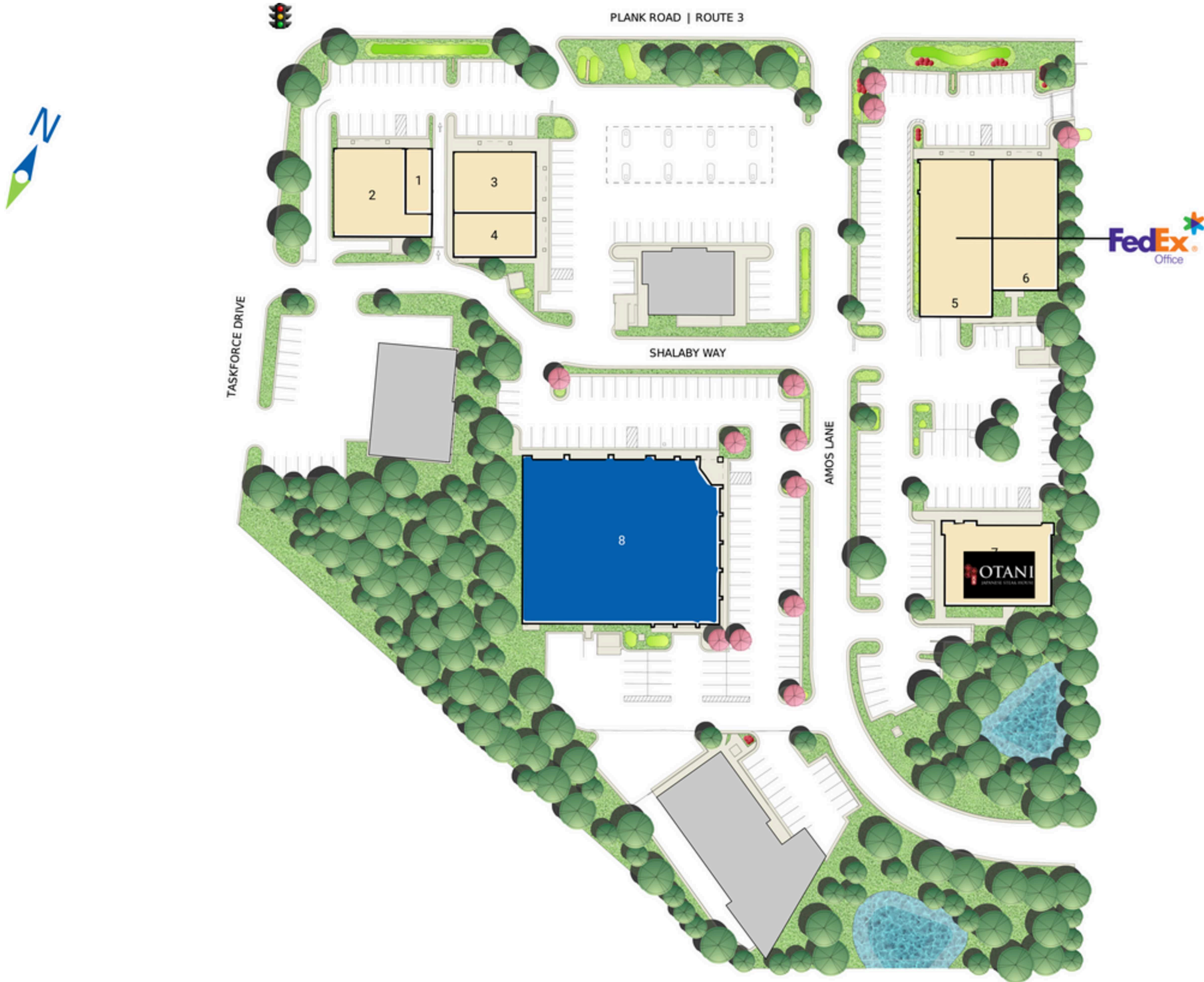
Movies • Bowling • Food • Games

Site Plan

18,700 SF available

Space #	Sq. Ft.	Tenant
1	1,000	Deli Martinez
2	4,000	VKB Kitchen & Bath
3	3,000	Mattress Factory
4	2,000	A+ Driving School
5	6,600	FedEx Office
6	5,000	Keep Active
7	5,000	Otani Japanese Steak House
8	18,700	Available

● Space Available



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