

## Waverly Village

Fredericksburg, VA

18,700 SF available



## 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**















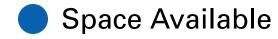
## Site Plan

18700 SF available



#### Space # Sq. Ft. Tenant

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1	1000	Deli Martinez
2	4000	VKB Kitchen & Bath
3	3000	Mattress Factory
4	2000	A+ Driving School
5	6600	FedEx Office
6	5000	Keep Active
7	5000	Otani Japanese Steak House
8	18700	Available





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