



Waverly Village
Fredericksburg, VA

18,700 SF available

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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



2026 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
VSC TRACTOR SUPPLY CO. ALDI weis
HobbyTown SHERWIN WILLIAMS

WELLS FARGO

Chick-fil-A

REGENCY FURNITURE SHOWROOMS

BJ's

Checkers & Rally's

DUNKIN'

Cheddar's

at home Gabe's NORTHERN TOOL & EQUIPMENT
MISSION BBQ SUBWAY TACO BELL

Starbucks
DXL BIG + TALL

McDonald's

Michaels

Waverly Village

Spotsylvania Towne Centre
COSTCO WHOLESALE belk SEPHORA
JCPenney macys DICK'S SPORTING GOODS

Hooky
Movies • Bowling • Food • Games

THE HOME DEPOT

SUPER RICO Pep Boys Auto Service & Tires Wawa

Goodwill RAPPAHANNOCK

ROYAL FARMS M&T Bank COOK OUT

Quality Inn

Wendy's

Best Western

DUNKIN'

HARBOR FREIGHT THE HONEY BAKED Ham CO. Auto Zone

Central Park
Target HOBBY LOBBY Cane's
LOWE'S KROGER KOHL'S

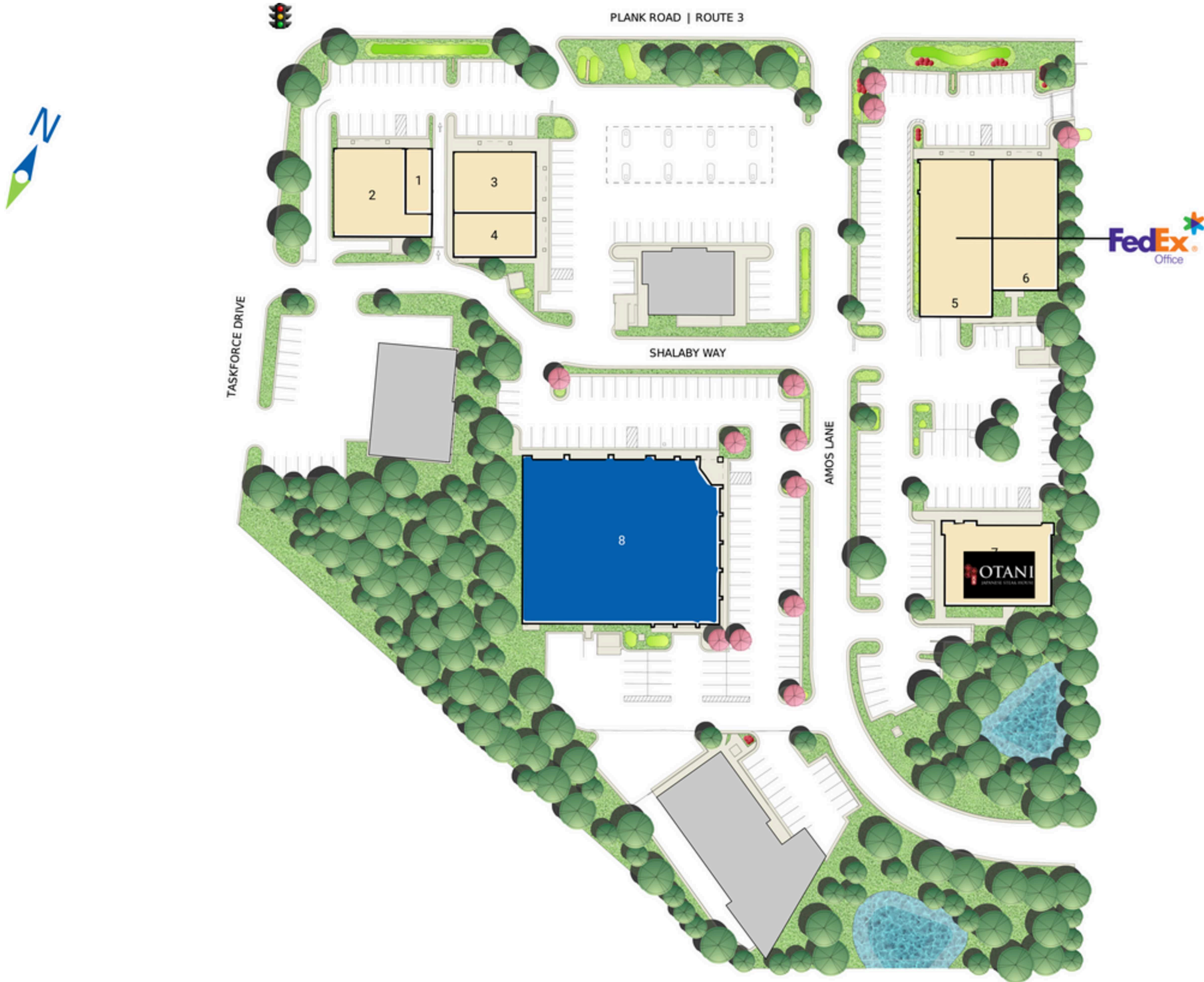


Site Plan

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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