



**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



## 2026 Demographics

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

## Area Retailers



**DUNKIN'** **SEPHORA**





# Site Plan

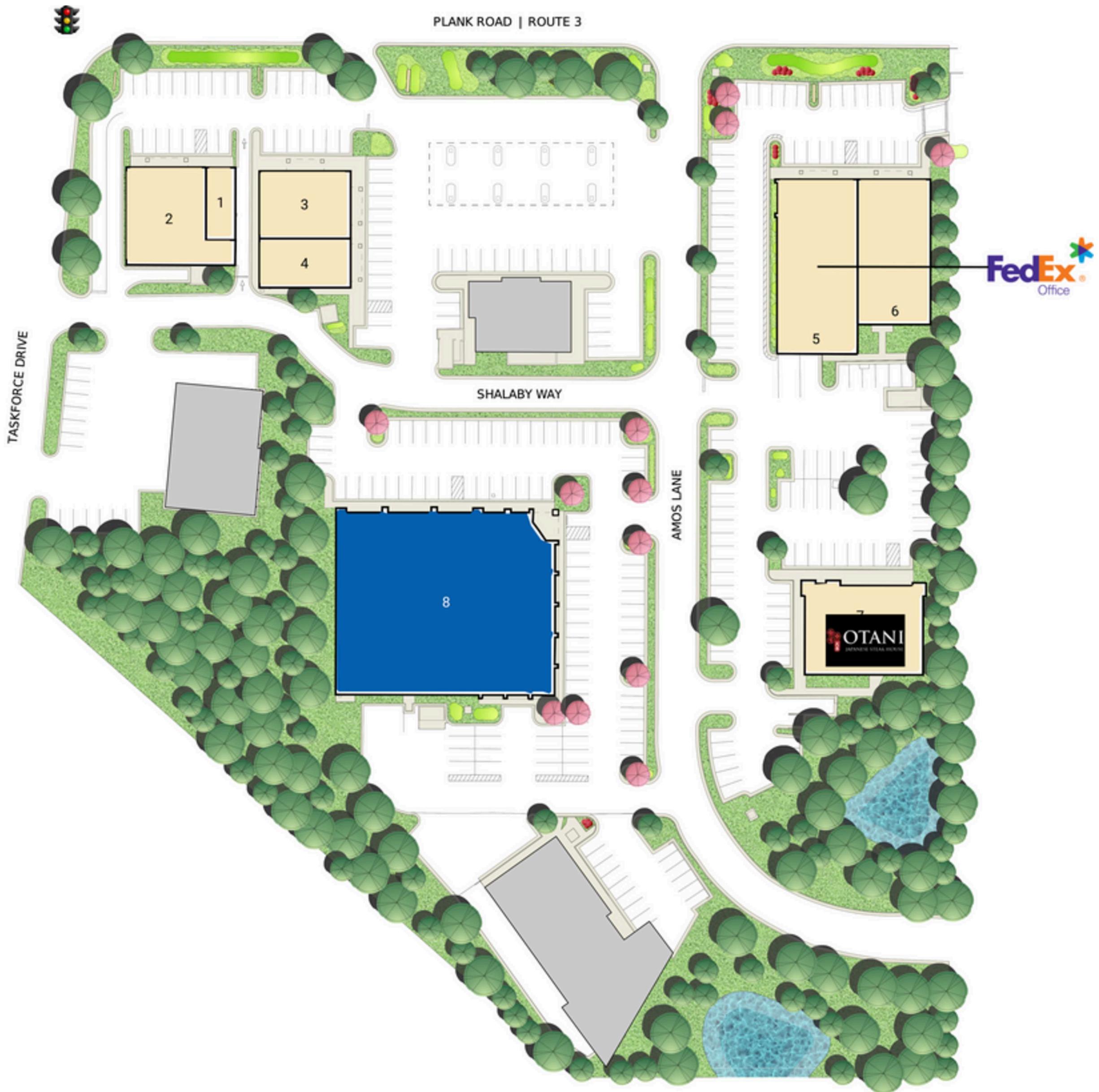
18,700 SF available



## Space # Sq. Ft. Tenant

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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**WAVERLY VILLAGE | 3546 PLANK ROAD, FREDERICKSBURG, VA**  
Susan Bourgeois | [sbourgeois@rappaportco.com](mailto:sbourgeois@rappaportco.com) | 571.382.1288