

centralpark  
FREDERICKSBURG, VIRGINIA

RAPPAPORT  
CULTIVATING PLACES

HOBBY LOBBY

SEASONAL FLORAL





## Located in Fredericksburg, Virginia, Central Park is a 2.5 million-square-foot power center, featuring some of the nation's most prominent retailers,

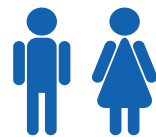
a wide variety of restaurants and services, as well as hotel, office and entertainment uses. Retailers include Hobby Lobby, Target, Walmart, Ann Taylor Loft, DSW Shoes, Talbot's, Best Buy, Kohl's, Old Navy, Lowes, Total Wine, Five Below and Barnes & Noble.

With easy access from both Washington, D.C. and Richmond, Central Park attracts shoppers from a wide trade area. 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



\$134,444

DAYTIME  
POPULATION



118,436



Fredericksburg Convention Center

Virginia Credit Union Stadium

Residential Housing

Hotel

Wegmans

TJ-MAXX

DSW

TRADER JOE'S  
34-acre Greystar Development

KIRKLANDS

centralpark  
CORPORATE CENTER

Walmart  
Save money. Live better.

BARNES & NOBLE

HOBBY LOBBY

five BELOW

BOB'S  
Discount Furniture

KOHL'S

BEST BUY

Bassett

TARGET

OLD NAVY

Academy  
SPORTS + OUTDOORS

BOOT BARN

SKECHERS

CARL D. SILVER PARKWAY

PETSMART

ASHLEY

LOWE'S

CENTRAL PARK BOULEVARD

Wawa

Patient First

FIRST WATCH

CARL D. SILVER PARKWAY

OUTBACK  
STEAKHOUSE

IHOP

Olive Garden

CAVA

Michaels  
Where Creativity Happens

Cane's

SILVER LINING

CHASE

PLANK ROAD 76,000 VPD

INTERSTATE 95 146,000 VPD

SPOTSYLVANIA  
TOWNE CENTRE

# centralpark

## SITE MAP

- Central Park Corporate Center
- Owned by Others
- Central Park (Rappaport)
- Available Retail

### AREA RETAILERS



**BUILDING 02**

1	4,000	Vitamin Shoppe
2	1,600	Elite Nails and Spa
3	1,200	Great Clips
4	2,912	Bank of America

**BUILDING 03**

1	3,500	Palm Beach Tan
2	3,500	VA ABC
3	2,000	Nothing Bundt Cakes
4	5,036	Sleep Number

**BUILDING 05**

1	8,993	Skechers
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**BUILDING 06**

1	2,500	Five Guys Hamburgers
2	1,550	Sport Clips
3	3,100	C&R Carpet & Rugs
4	1,443	GameStop
5	2,000	i-Care Optometry

**BUILDING 07**

1	5,630	AAA Mid Atlantic, Inc.
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**BUILDING 08**

1	1,600	GNC
2	4,076	Mattress Warehouse
3	1,800	Potbelly

**BUILDING 09**

1	7,502	Patient First
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**BUILDING 10**

1	8,039	Fredericksburg Vet Cntr
2	3,000	Fredericksburg Vet Cntr
3	8,046	Available

**BUILDING 11**

1	2,400	T-Mobile
2	5,000	Lane Bryant
3	4,600	DDS Dentures + Implant Solutions
4	6,700	Little Fish Swimming
5	3,266	Spavia

**BUILDING 12**

1	53,459	Hobby Lobby
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**BUILDING 13**

1	11,700	Mattress Firm
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**BUILDING 14**

1	6,000	Melting Pot
2	2,500	Bon Chon
3	2,400	Ichiban
4	6,400	Buffalo Wild Wings

**BUILDING 15**

1	5,000	Men's Wearhouse
2	3,000	Noodles & Company

**BUILDING 16**

1	6,025	Mavis
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**BUILDING 17**

1	30,000	Bob's Furniture
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**BUILDING 18**

1	12,000	Boot Barn
2	6,500	Lazy Daisy Gift Shop
3	15,002	Old Navy

**BUILDING 19**

1	3,284	Raising Canes
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**BUILDING 20**

1A	2,560	VisionWorks
1B	2,440	Pure Barre
2	5,000	Xfinity
3	1,520	Crumbl
4	5,050	Loft
5	4,500	Talbot's
6	2,500	Hand & Stone Massage and Facial Spa
7	4,420	Jos A. Banks
8	1,800	Tropical Smoothie

**BUILDING 21**

1	2,800	Paris Bah Mi
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**BUILDING 22**

1	6,252	The Pool Company
2	1,148	The Joint
3	2,688	Rey Azteca
4	1,762	Cold Stone Creamery

**BUILDING 23**

1	29,000	Available
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**BUILDING 29**

1	2,930	Sky Zone Trampoline Park
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**BUILDING 30**

1	11,000	Verizon Wireless
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**BUILDING 31**

1	5,017	Phoenix Salon Suites
2	4,200	River Rock Outfitters
3	8,151	Five Below

## 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
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### 2024 CONSUMER SPENDING

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.com](http://www.shopatcentralpark.com)



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