

LEASE

1.52 ACRE CORNER WEGMANS OUTPARCEL AT CVA-SOUTH

2281 Carl D Silver Parkway Fredericksburg, VA 22401



PROPERTY DESCRIPTION

1.52 Acre Outparcel to Wegmans Grocery for Lease. The parcel is situated at a corner and fully signalized intersection.

PROPERTY HIGHLIGHT

- **Unbeatable Location:** Situated in the bustling Celebrate Virginia, home to the Fredericksburg Nationals Baseball Stadium and the Fredericksburg Expo and Conference Center.
- **High Traffic Area:** Directly across from Wegmans with over 830 new apartments/townhomes just steps away, ensuring a steady flow of potential customers.
- **Perfect for Your Business:** Ideal for restaurants, car washes, banks, or any other business seeking high visibility and foot traffic.
- **Seize the opportunity to establish your business in a vibrant and rapidly growing area!** This prime parcel offers unparalleled exposure and access to a dynamic, expanding community.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1.52 Acres
Lot Size:	1.52 Acres
Building Size:	140,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,780	18,033	34,422
Total Population	10,765	48,004	93,789
Average HH Income	\$86,202	\$78,754	\$82,115

Donny Self, CCIM
(540) 842-6202



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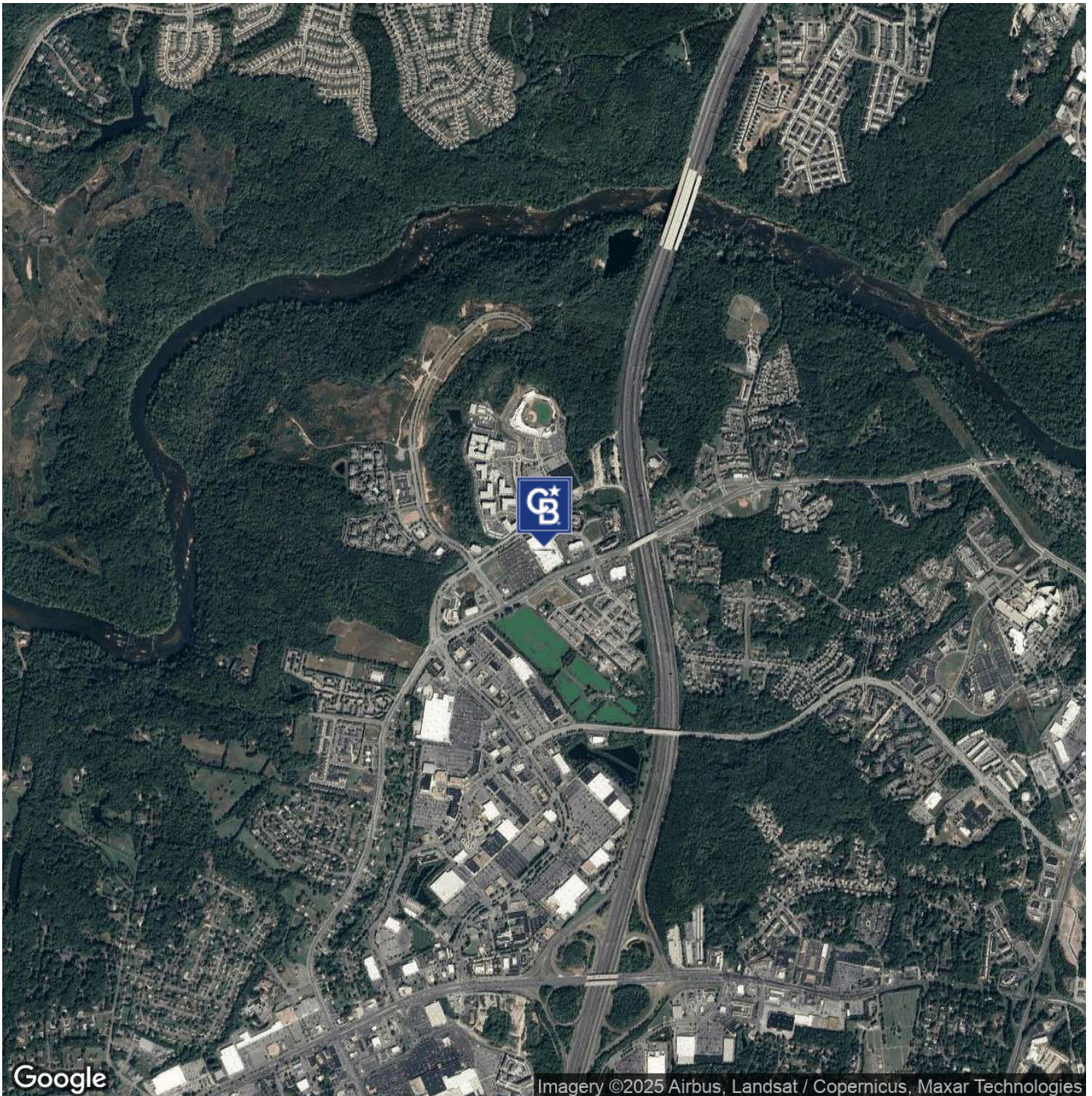


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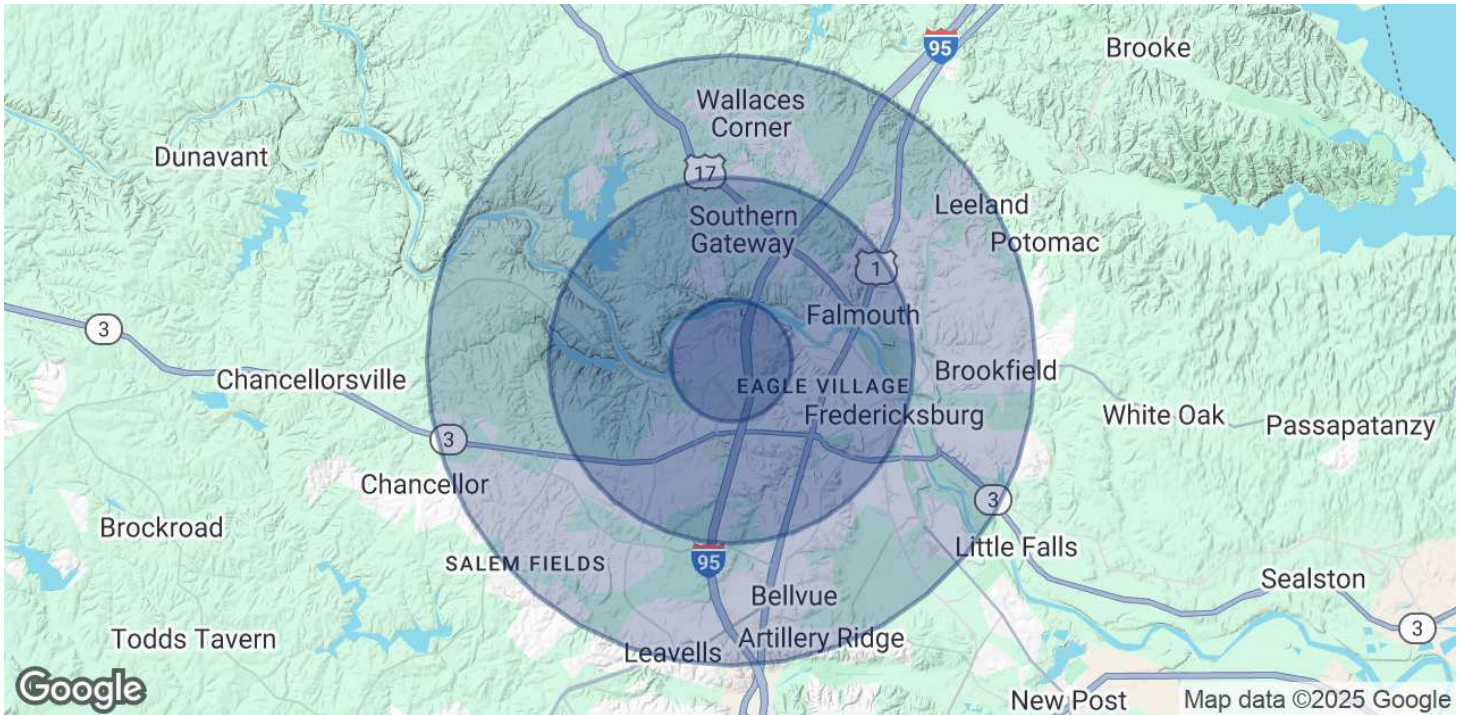


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,765	48,004	93,789
Average Age	32.6	33.8	35
Average Age (Male)	31.3	33.3	34.3
Average Age (Female)	33.4	34.4	35.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,780	18,033	34,422
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$86,202	\$78,754	\$82,115
Average House Value	\$483,239	\$374,258	\$339,815

* Demographic data derived from 2020 ACS - US Census

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