

centralpark

FREDERICKSBURG, VIRGINIA

RAPPAPORT





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, buybuy Baby, Total Wine, Five Below, Party City 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 more.

POPULATION



48,582

AVERAGE HH INCOME



\$80,418

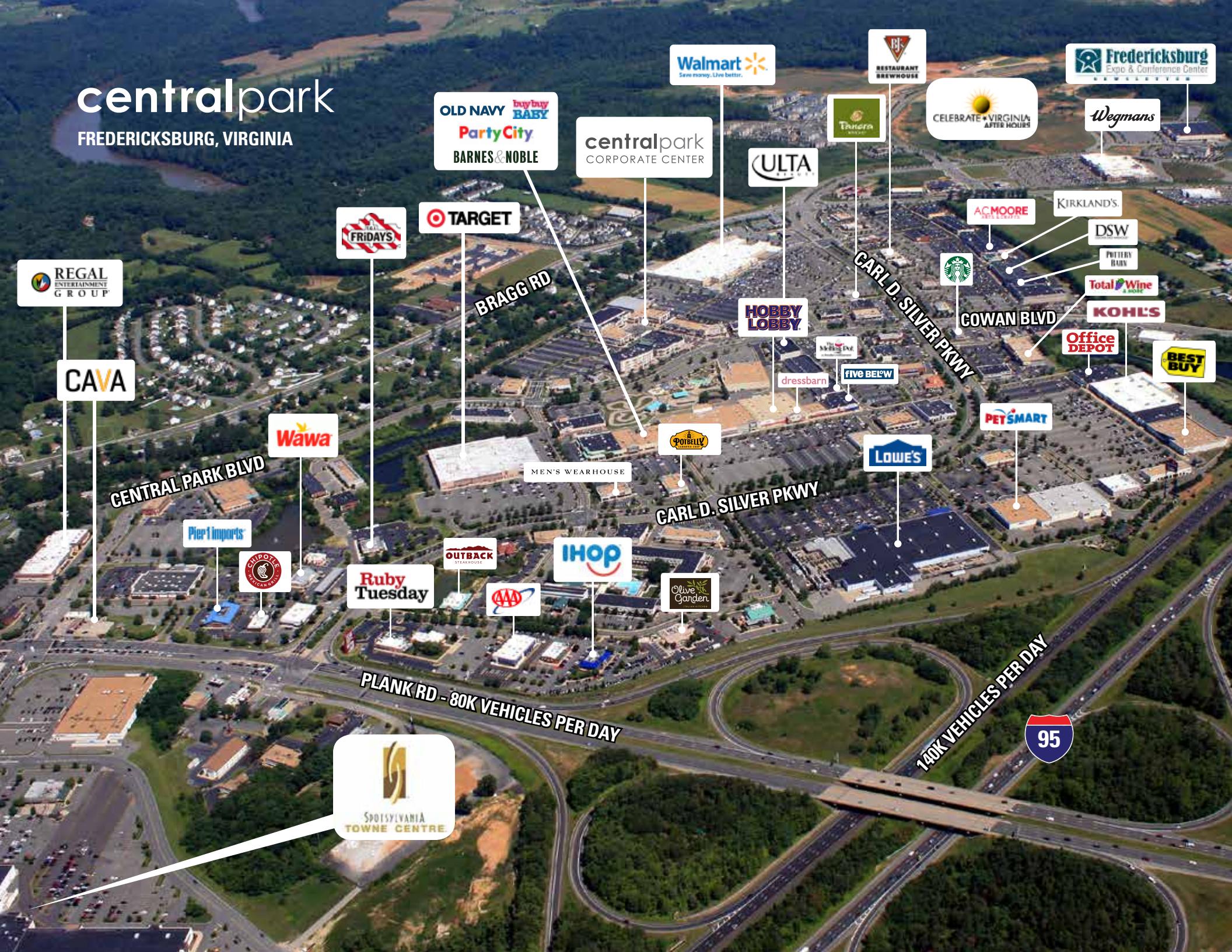
DAYTIME POPULATION



38,292

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SITE MAP

AREA RETAILERS

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



BUILDING 02			BUILDING 10			BUILDING 18			BUILDING 29		
1	4,000	Vitamin Shoppe	1	8,039	Fredericksburg Vet Cntr	1	12,000	Party City	1	2,930	Sky Zone
2	1,600	Available	2	3,000	Fredericksburg Vet Cntr	2	6,500	Available			Indoor Trampoline
3	1,200	Great Clips	3	8,046	Commonwealth of VA	3	15,002	Old Navy			
4	2,912	Bank of America	BUILDING 11			BUILDING 19			BUILDING 30		
BUILDING 03			1	2,400	T-Mobile	1	9,013	Pier 1 Imports	1	11,000	Verizon Wireless
1	3,500	Palm Beach Tan	2	5,000	Lane Bryant	BUILDING 20			BUILDING 31		
2	3,500	VA ABC	3	4,600	Available	1	5,000	Available (Divisible)	1	5,017	Phoenix Salon Suites
3	2,000	Firehouse Subs	4	6,700	Kid's First Swim School	2	5,000	Comecast/Xfinity	2	4,200	Catherine's
4	5,036	Sleep Number	5	3,266	Spavia	3	1,520	Bubble's	3	8,151	Five Below
BUILDING 05			BUILDING 12			4	5,050	Loft			
1	8,993	Available	1	53,459	Hobby Lobby	5	4,500	Talbot's			
BUILDING 06			BUILDING 13			6	2,500	La Vida Massage			
1	2,500	Five Guys Hamburgers	1	11,700	Mattress Firm	7	4,420	Jos A. Banks			
2	1,550	Sport Clips	BUILDING 14			8	1,800	Tropical Smoothie			
3	3,100	C&R Carpet & Rugs	1	6,000	Melting Pot	BUILDING 21					
4	1,433	GameStop	2	2,500	Bon Chon	1	2,800	Shane's Rib Shack			
5	2,000	i-Care Optometry	3	2,400	Ichiban	BUILDING 22					
BUILDING 07			4	6,400	Buffalo Wild Wings	1	5,000	The Pool Company			
1	5,630	AAA Mid Atlantic, Inc.	BUILDING 15			2	1,252	The Pool Company			
BUILDING 08			1	5,000	Men's Wearhouse	3	1,148	Available			
1	1,600	GNC	2	3,000	Noodles & Company	4	2,688	Burgerim			
2	4,076	Mattress Warehouse	BUILDING 16			5	1,762	Jimmy John's			
3	1,800	Potbelly	1	6,025	Merchant's Tire	BUILDING 23					
BUILDING 09			BUILDING 17			1	29,000	QRC			
1	7,502	Patient First	1	30,000	Office Depot						

DEMOGRAPHICS

VARIABLE 3 mile 5 mile 10 mile

POPULATION SUMMARY

2017 Total Population	46,745	122,363	201,705
2022 Total Population	46,867	126,703	210,378

HOUSEHOLD SUMMARY

2017 Total Households	17,442	43,741	69,258
2022 Total Households	19,055	47,300	74,604

INCOME SUMMARY

2015 Avg Household Income	\$83,423	\$93,231	\$101,673
2020 Avg Household Income	\$102,903	\$116,028	\$127,355

AGE SUMMARY

2017 Median Age	35.4	35.7	36.3
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2017 CONSUMER SPENDING

Apparel	\$38 M	\$104 M	\$175 M
HH Furnishings & Equipment	\$37.5 M	\$104 M	\$176 M
Retail Goods	\$43.4 M	\$443.5 M	\$1,330 M
Entertainment	\$60.7 M	\$166 M	\$281 M
Food and Beverages	\$157 M	\$424 M	\$707 M

<http://www.shopatcentralpark.com/>

RAPPAPORT

Susan Bourgeois | 571.382.1288 | sbourgeois@rappaportco.com

Thomas Bolen III | 571.382.1291 | tbolen@rappaportco.com

rappaportco.com

