

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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FREDERICKSBURG, VIRGINIA

REGAL  
ENTERTAINMENT  
GROUP

CAVA

CENTRAL PARK BLVD

Pier 1 Imports

CHIPOTLE  
MEXICAN GRILL

Wawa

Ruby Tuesday

OUTBACK  
STEAKHOUSE

AAA

ihop

Olive Garden

PLANK RD - 80K VEHICLES PER DAY

SPOTSYLVANIA  
TOWNE CENTRE

FRIDAYS

TARGET

OLD NAVY  
PartyCity  
BARNES & NOBLE

centralpark  
CORPORATE CENTER

BRAGG RD

MEN'S WEARHOUSE

CARL D. SILVER PKWY

PORABELLY

Walmart  
Save money. Live better.

ULTA

HOBBY LOBBY

dressbarn

FIVE BELOW

LOWE'S

PETSMART

KOHL'S

Office DEPOT

BEST BUY

COWAN BLVD

Starbucks

AC MOORE

KIRKLAND'S

DSW

POTTERY BARN

Total Wine

KOHL'S

Office DEPOT

BEST BUY

CELEBRATE VIRGINIA  
AFTER HOURS

Tangerine

RESTAURANT  
BREWHOUSE

Fredericksburg  
Expo & Conference Center

Wegmans

95

140K VEHICLES PER DAY



# 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	Available
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	Firehouse Subs
4	5,036	Sleep Number

**BUILDING 05**

1	8,993	Available
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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	1,433	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	Commonwealth of VA

**BUILDING 11**

1	2,400	T-Mobile
2	5,000	Lane Bryant
3	4,600	Available
4	6,700	Kid's First Swim School
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	Merchant's Tire
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**BUILDING 17**

1	30,000	Office Depot
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**BUILDING 18**

1	12,000	Party City
2	6,500	Available
3	15,002	Old Navy

**BUILDING 19**

1	9,013	Pier 1 Imports
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**BUILDING 20**

1	5,000	Available (Divisible)
2	5,000	Comcast/Xfinity
3	1,520	Bubble's
4	5,050	Loft
5	4,500	Talbot's
6	2,500	La Vida Massage
7	4,420	Jos A. Banks
8	1,800	Tropical Smoothie

**BUILDING 21**

1	2,800	Shane's Rib Shack
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**BUILDING 22**

1	5,000	The Pool Company
2	1,252	The Pool Company
3	1,148	Available
4	2,688	Burgerim
5	1,762	Jimmy John's

**BUILDING 23**

1	29,000	QRC
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**BUILDING 29**

1	2,930	Sky Zone
		Indoor Trampoline

**BUILDING 30**

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

1	5,017	Phoenix Salon Suites
2	4,200	Catherine's
3	8,151	Five Below

## DEMOGRAPHICS

VARIABLE	3 mile	5 mile	10 mile
<b>POPULATION SUMMARY</b>			
2017 Total Population	46,745	122,363	201,705
2022 Total Population	46,867	126,703	210,378
<b>HOUSEHOLD SUMMARY</b>			
2017 Total Households	17,442	43,741	69,258
2022 Total Households	19,055	47,300	74,604
<b>INCOME SUMMARY</b>			
2015 Avg Household Income	\$83,423	\$93,231	\$101,673
2020 Avg Household Income	\$102,903	\$116,028	\$127,355
<b>AGE SUMMARY</b>			
2017 Median Age	35.4	35.7	36.3
<b>2017 CONSUMER SPENDING</b>			
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

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