

FOR LEASE

SILVER HOTEL RETAIL

2200 Carl D. Silver Pkwy Ste. 101
FREDERICKSBURG, VA 22401



SPECIFICATIONS

SIZE: 3,200 SF

RENT: Inquire

AVAILABLE: Immediately

ZONING: PDC

TIA: Available

VIRTUAL TOUR →

Highlights

I-95

Property

- 3,200 SF Retail Space beneath The Silver Hotel
- Prime location in Fredericksburg's Central Park shopping district
- Central Park is the largest unenclosed retail center on the East coast
- Easily accessible from I-95 & Route 3
- Proximity to high traffic retailers including Wegman's, Target & Walmart
- Ideal for Retail, Restaurant, or Specialty service user
- Tenant improvement allowance available
- Strong demographics with growing residential and tourist populations



Floorplan

1st FLOOR



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Interior Images



Fredericksburg, VA

A BLEND OF HISTORICAL CHARM AND MODERN GROWTH



Greater Fredericksburg Metro Area

Population

6.3M

(Proj. Growth 2023-2028: 2.7%)

Households

2.4M

(Proj. Growth 2023-2028: 3.1%)

Median Age

37.9

(U.S. Median: 38.7%)



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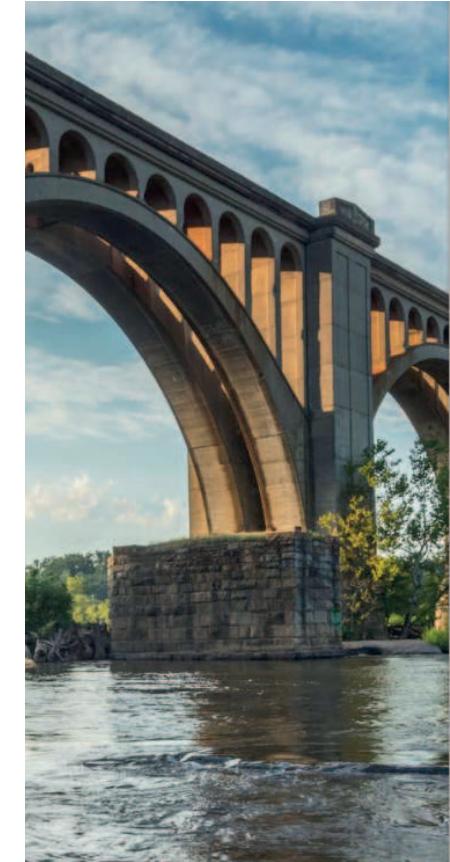
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Nestled along the scenic Rappahannock River, Fredericksburg is a city where historic charm meets contemporary vitality. Known for its pivotal role in American history, Fredericksburg offers a unique blend of cultural heritage and forward-thinking community planning. The city is part of the Greater Fredericksburg Region, which encompasses Stafford, Spotsylvania, and King George counties. Together, these areas form one of Virginia's most dynamic and rapidly growing regions, recognized as the state's fastest-growing for five consecutive years. The combined population now exceeds 338,000 residents, reflecting strong regional appeal and consistent demand for housing, services, and business opportunities.

Fredericksburg's historic downtown serves as the heart of the city, featuring cobblestone streets, preserved 18th- and 19th-century architecture, locally owned boutiques, art galleries, and an eclectic mix of dining

establishments. This district attracts tourists year-round and continues to draw new residents who value walkability, authenticity, and community spirit. City leadership has maintained a strong commitment to historic preservation while actively supporting economic development initiatives, fostering an environment that balances reverence for the past with momentum for the future.

Education is a cornerstone of Fredericksburg's identity. The University of Mary Washington, a highly regarded liberal arts institution, anchors the city's academic and cultural life. The university not only offers a broad range of undergraduate and graduate programs, but it also serves as a regional hub for innovation, public service, and the arts. Its presence enriches the local workforce and fuels economic activity, helping attract businesses and talent to the area.



HIGHLIGHT

Employment gains contribute to population growth that outpaces the national average. The metro is expected to add 170,000 residents through 2028, representing a 2.7 percent expansion.

Map



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Demographics



POPULATION			
	2 miles	5 miles	10 miles
2020 Population	18,888	120,973	218,012
2024 Population	20,659	126,826	232,713
2029 Population Projection	22,480	139,374	257,635
Annual Growth 2020-2024	2.3%	1.2%	1.7%
Annual Growth 2024-2029	1.8%	2.0%	2.1%
Median Age	34.3	37.2	37.7
Bachelor's Degree or Higher	33%	37%	37%
U.S. Armed Forces	180	811	1,794

	2 miles	5 miles	10 miles
Avg Household Income	\$95,643	\$115,989	\$124,392
Median Household Income	\$72,422	\$93,050	\$102,214
< \$25,000	918	5,013	7,754
\$25,000 - 50,000	1,534	5,983	9,394
\$50,000 - 75,000	1,931	8,335	13,721
\$75,000 - 100,000	1,327	5,423	9,145
\$100,000 - 125,000	666	6,007	10,864
\$120,000 - 150,000	356	3,861	7,469
\$150,000 - 200,000	928	5,776	10,978
\$200,000+	653	6,095	12,627

FOR MORE INFORMATION PLEASE CONTACT:



Heather Hagerman

↳ 540-429-2429 (Cell)
☎ 540-372-7675 (Office)
✉ hagerman@johnsonrealtyadvisors.com



Fitzhugh Johnson III

↳ 540-623-4565 (Cell)
☎ 540-372-7675 (Office)
✉ FJohnson3@johnsonrealtyadvisors.com



Andrew Hall

↳ 540-656-3515 (Cell)
☎ 540-372-7675 (Office)
✉ Andrew@johnsonrealtyadvisors.com

Brian Madison

↳ 540-379-4589 (Cell)
☎ 540-372-7675 (Office)
✉ Brian@johnsonrealtyadvisors.com

