

# CELEBRATE VIRGINIA SOUTH

2281 Carl D. Silver Parkway · Fredericksburg, Virginia 22401



**PRIME RETAIL SPACE AVAILABLE  
CO-TENANCY WITH WEGMANS!**



## PROPERTY HIGHLIGHTS

- 10,000 SF of retail space, co-tenancy with Wegmans Grocery, a 140,000 SF high volume superstore with over 1.5 million customers annually
- Celebrate Virginia South is also home to the Celebrate Virginia Live concert series
- Located in Celebrate Virginia, a mixed-use development adjacent to Central Park, a 2.5 million square foot Power Center
- This development features: Wegmans Grocery, 3 National Hotels & The Fredericksburg Expo Center
- The Haven: 236 Luxury Apartments built and fully leased, & approved to build 250 additional units.

## DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
<b>Population</b>	38,066*	107,967*	181,363*
	42,843**	116,235**	192,933**
<b>Households</b>	14,407*	39,182*	63,170*
	16,117**	42,039**	67,023**
<b>Average HH Income</b>	\$80,525*	\$88,310*	\$93,731*
	\$89,828**	\$97,503**	\$103,309**

\*2011 Estimate  
\*\*2016 Projection

## CONTACT

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# CELEBRATE VIRGINIA SOUTH: Wegmans Co-Tenancy

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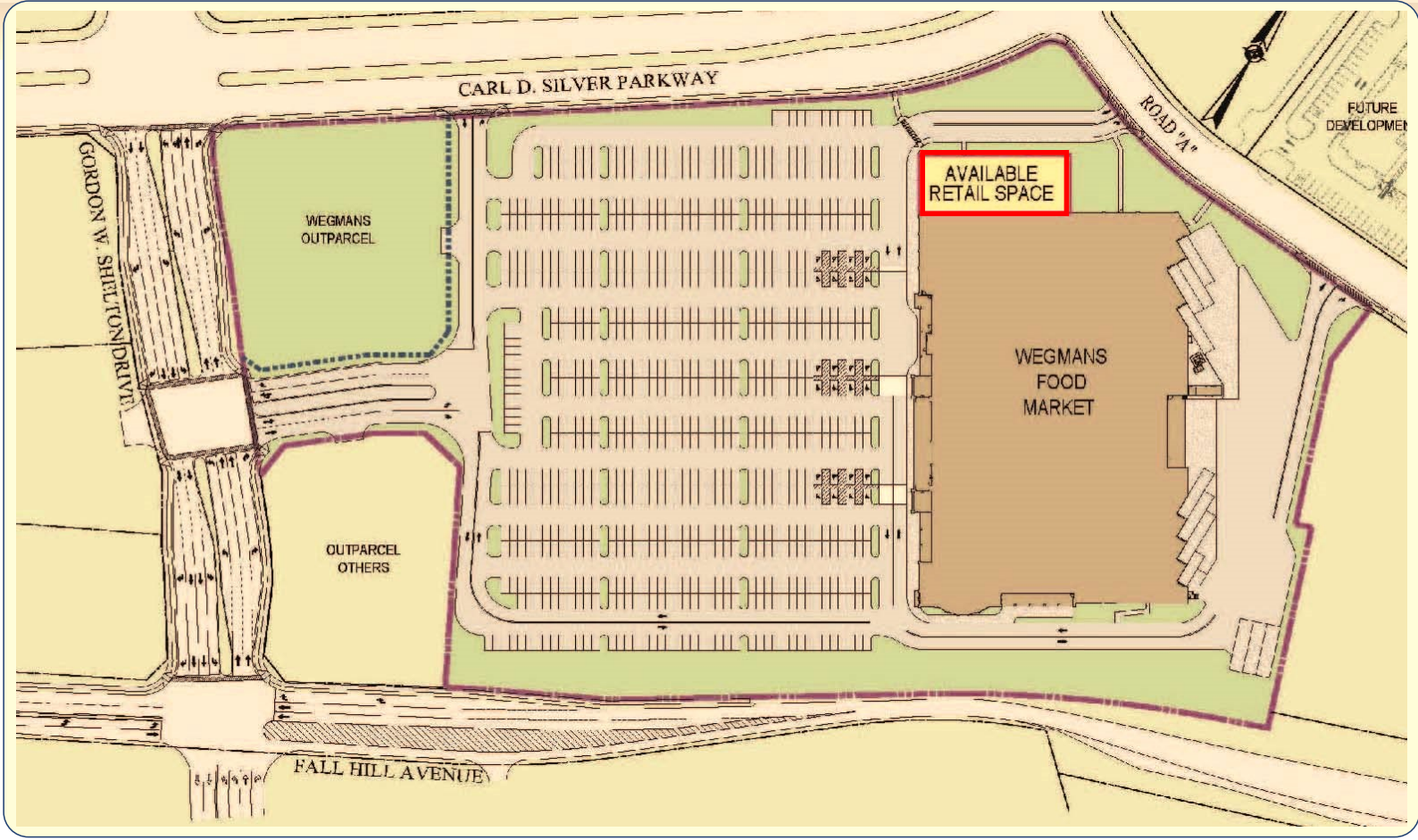
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ELITE

# CELEBRATE VIRGINIA SOUTH: Wegmans Co-Tenancy Site Plan

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**ELITE**



