

# 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. The Wegmans Grocery (160000 sf) is within the top 5 revenue producers company wide doing over \$1.5MM in sales weekly (30000+ transactions)

## PROPERTY HIGHLIGHT

- 1.52 Acre corner parcel on frony of Wegmans available for Lease
- Located in Celebrate Virginia - home to the Fredericksburg Nationals Baseball Stadium and the Fredericksburg Expo and Conference Center
- Over 830 NEW Apartments/Townhomes across from Wegmans
- Excellent site for Restaurants, Carwash, Bank, etc...

## 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**  
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**COLDWELL BANKER**  
**COMMERCIAL**  
**ELITE**

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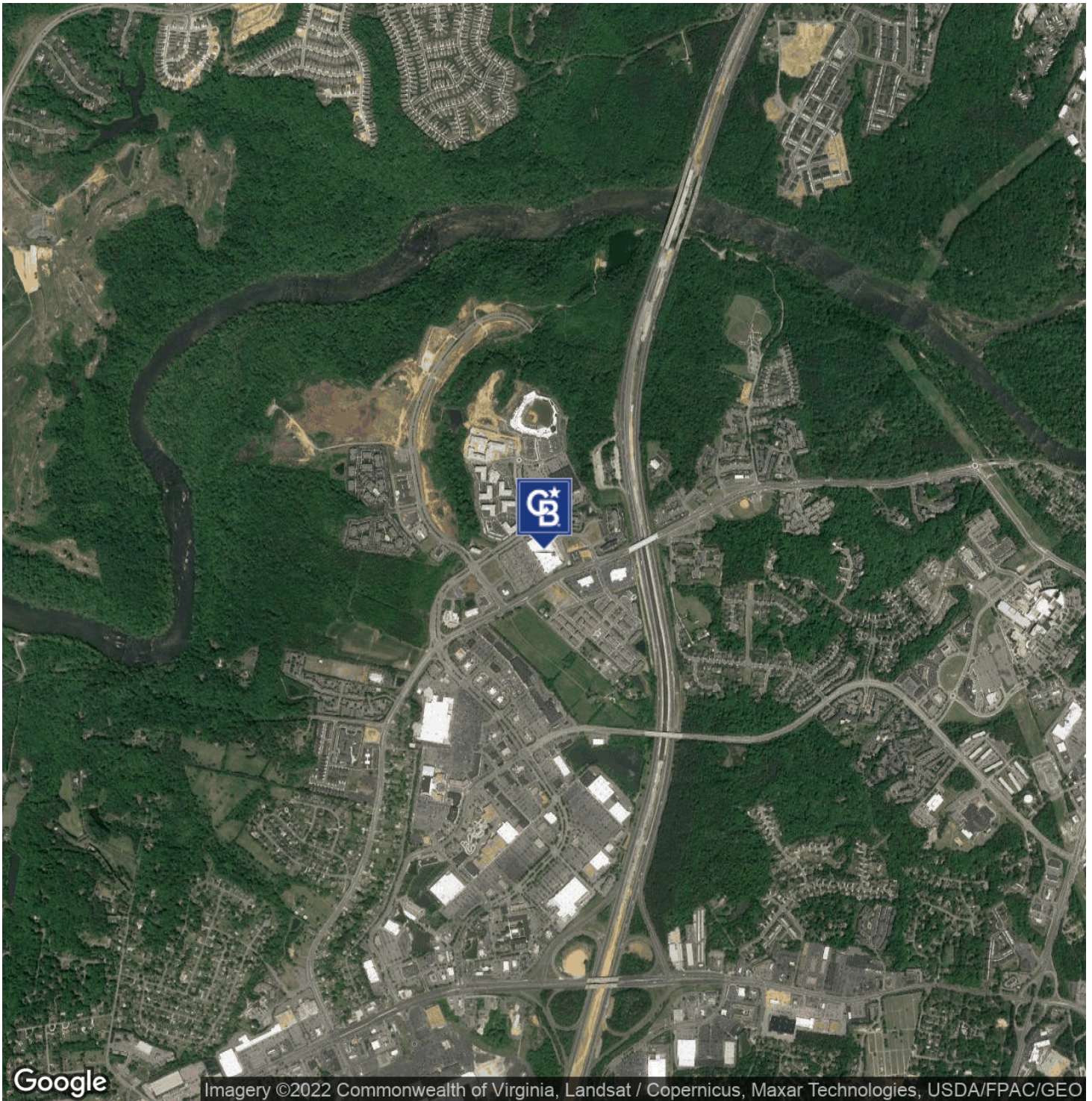
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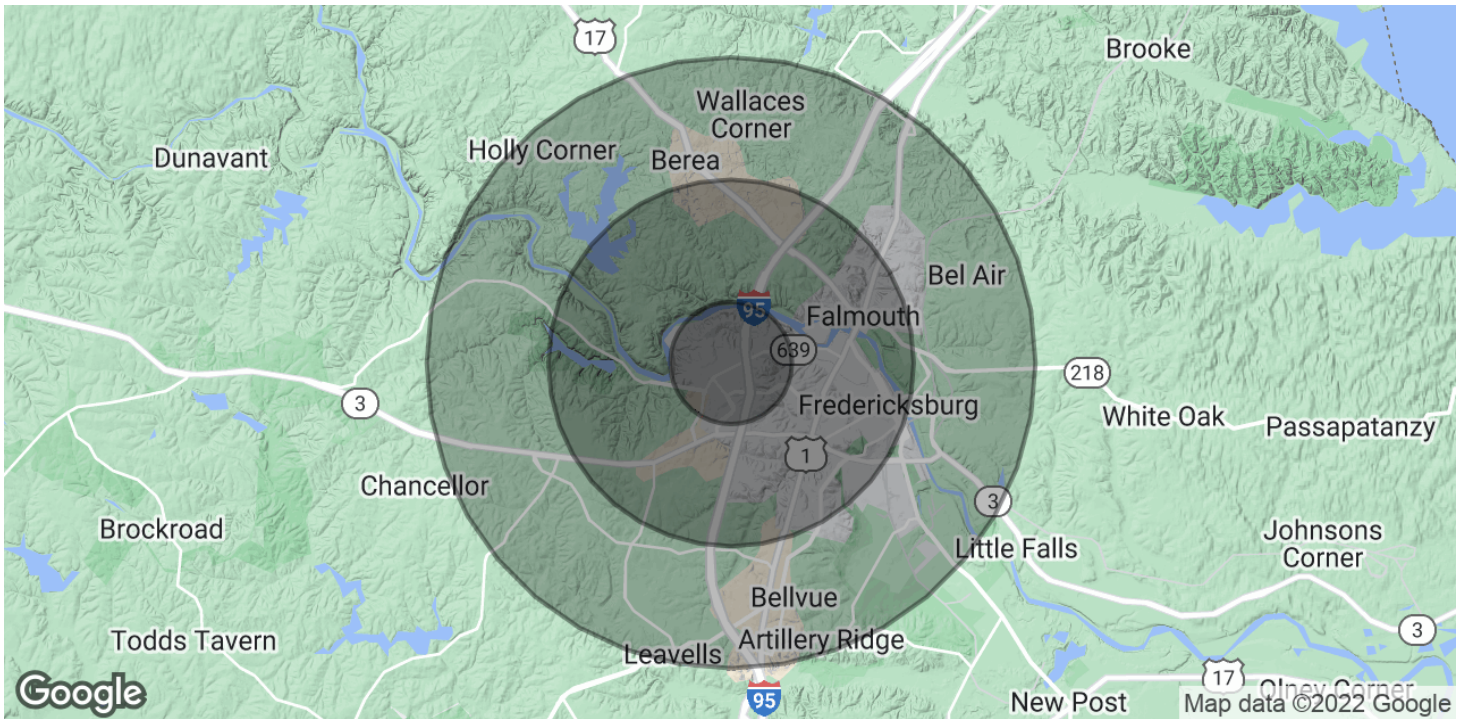
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	10,765	48,004	93,789
Average Age	32.6	33.8	35.0
Average Age (Male)	31.3	33.3	34.3
Average Age (Female)	33.4	34.4	35.6
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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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