

# 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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BRAGG RD

centralpark  
CORPORATE CENTER



KIRKLAND'S

DSW

POTTERY BARN

Total Wine & More

KOHL'S

Office DEPOT



ACMOORE



COWAN BLVD

PETSMART



HOBBY LOBBY



FIVE BELOW



CARL D. SILVER PKWY

CENTRAL PARK BLVD



TOYS R US



Ruby Tuesday



PLANK RD - 80K VEHICLES PER DAY

140K VEHICLES PER DAY

95



Spotsylvania  
TOWNE CENTRE

# SITE MAP

## AREA RETAILERS



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



BUILDING 01			BUILDING 06			BUILDING 12			BUILDING 20		
#	SQ. FT.	MERCHANT	#	SQ. FT.	MERCHANT	#	SQ. FT.	MERCHANT	#	SQ. FT.	MERCHANT
100	5,508	Retail/Office Available	1	2,500	Five Guys Hamburgers	1	53,459	Hobby Lobby	1	5,000	Available
104	496	The Hearing Aid Center	2	1,550	Sport Clips	BUILDING 13			2	5,000	Comcast/Xfinity
200	5,494	Available	3	3,100	C&R Carpet	1	11,700	Mattress Firm	3	1,520	Bubble's
BUILDING 02			4	1,433	Gamestop	BUILDING 14			4	5,050	Loft
1	4,000	Vitamin Shoppe	5	2,000	i Care Optometry	1	6,000	Melting Pot	5	4,500	Talbot's
2	1,600	Available	BUILDING 07			2	2,500	Bon Chon	6	2,500	La Vida Massage
3	1,200	Great Clips	1	5,630	AAA Mid Atlantic, Inc.	3	2,400	Ancient Kabob House	7	4,420	Jos A. Banks
4	2,912	Bank of America	BUILDING 08			4	6,400	Buffalo Wild Wings	8	1,800	Tropical Smoothie
BUILDING 03			1	1,600	GNC	BUILDING 15			BUILDING 21		
1	3,500	Palm Beach Tan	2	4,076	Mattress Warehouse	1	5,000	Men's Wearhouse	1	2,800	Shane's Rib Shack
2	3,500	VA ABC	3	1,800	Potbelly	2	3,000	Noodles & Company	BUILDING 22		
3	2,000	Firehouse Subs	BUILDING 09			BUILDING 16			1	5,000	Simply Modern Bridal
4	5,036	Select Number	1	7,502	Patient First	1	6,025	Merchant's Tire	2	1,252	Occasions by M&K
BUILDING 04			BUILDING 10			BUILDING 17			3	1,148	Available
1	2,181	DLR Contracting	1	8,039	Fredericksburg Vet Cntr	1	30,000	Office Depot	4	2,688	Available
1A	622	Available	2	3,000	Available	BUILDING 18			5	1,762	Jimmy John's
2	6,920	Available	3	8,046	Commonwealth of VA	1	12,000	Party City	BUILDING 23		
3	1,790	Worldwide Counter	BUILDING 11			2	6,500	Tilly's	1	29,000	Not Available
Threat Solutions			1	2,400	T-Mobile	3	15,002	Old Navy	BUILDING 30		
4	2,300	Progressive Dental of	2	5,000	Lane Bryant	BUILDING 19			1	11,000	Verizon Wireless
Fredericksburg			3	4,600	Available	1	9,013	Pier One Imports	BUILDING 31		
BUILDING 05			4	6,700	Kid's First Swim School	BUILDING 20			1	5,017	Phoenix Salon Suites
1	8,993	Dress Barn	5	3,266	Available	#	SQ. FT.	MERCHANT	2	4,200	Catherine's
									3	8,151	Five Below

## 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

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