



**COLDWELL
BANKER
COMMERCIAL**
ELITE

FOR LEASE

10,119 SF RETAIL MULTI-TENANT BUILDING FOR LEASE IN CENTRAL PARK

\$16.00 SF/yr (NNN)

1865 Carl D Silver Parkway
Fredericksburg, VA 22401

AVAILABLE SPACE
1,314 - 4,514 SF

FEATURES

- FIRST 4 MONTH'S RENT FREE!
- 3,200 sf Fully Built Out Retail Space for Lease
- 1,314 sf former Hair Salon for Lease
- Both spaces can be combined for a total of 4,514 sf
- End Cap space located at signalized intersection
- Attractive build out with many windows
- Located in Central Park - a 2.5 million square foot retail destination in Fredericksburg
- Close to I-95 Exit 130
- Co-Tenants include Qdoba, Krispy Kreme, BJ's Brewhouse, and Cracker Barrel

AREA

10,119 sf Multi-Tenant Building in Central Park



OFFICE

Donny Self, CCIM
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1201 Central Park Boulevard, Fredericksburg, VA 22401
540.786.1402



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1865 Carl D Silver Parkway, Fredericksburg, VA 22401



OFFERING SUMMARY

Available SF: 1,314 - 3,200 SF

Lease Rate: \$16.00 SF/yr (NNN)

Lot Size: 2.0 Acres

Year Built: 2005

Building Size: 10,119 SF

Zoning: PDC

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PROPERTY OVERVIEW

10,119 sf Multi-Tenant Building for Lease in Central Park

PROPERTY HIGHLIGHTS

- 3,200 sf Fully Built Out Retail Space for Lease
- FIRST 4 MONTH'S RENT FREE!!
- Former Next Day Blinds (3,200 sf)
- Former Hair Salon (1,314 sf)
- Both spaces can be combined for a total of 4,514 sf
- End Cap space located at signalized intersection
- Attractive build out with many windows
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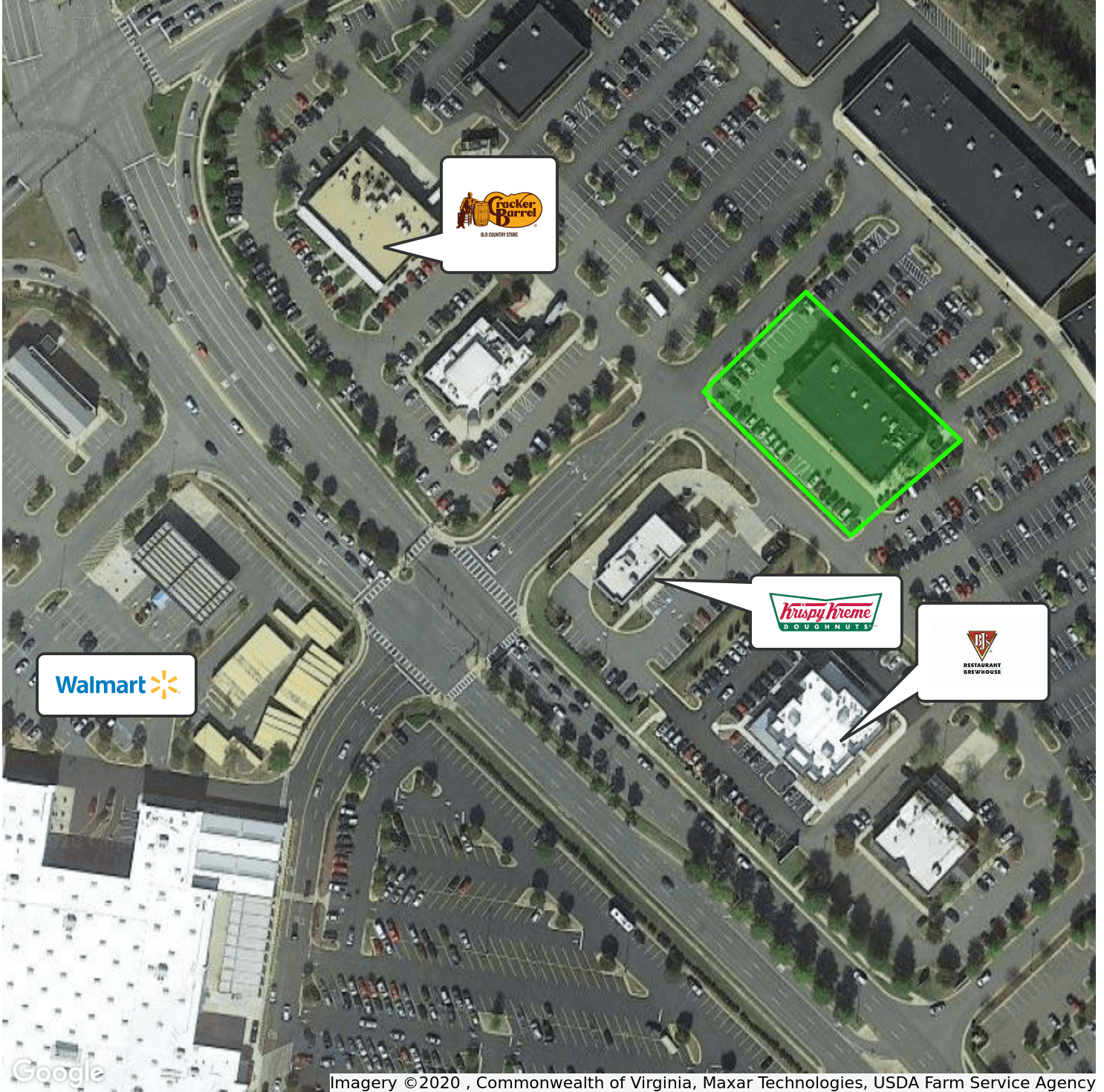
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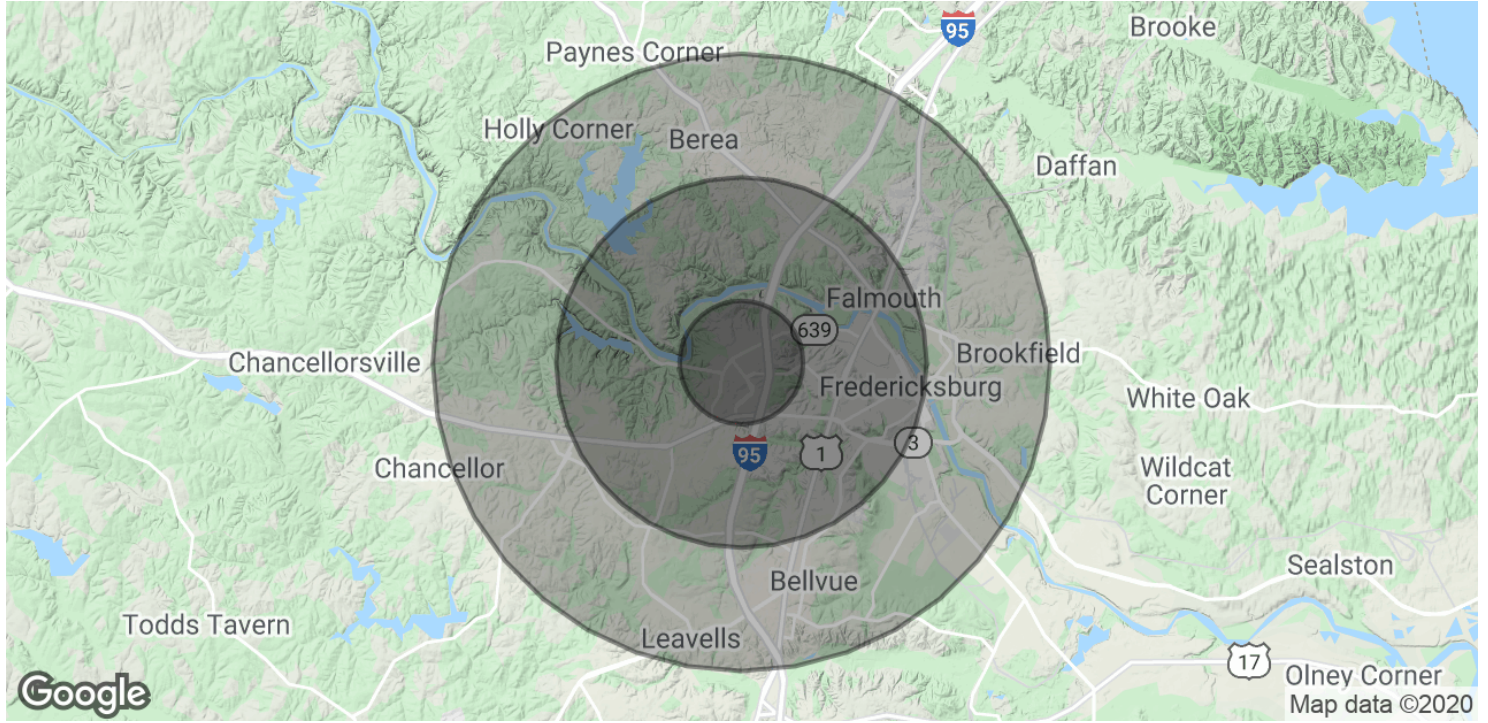
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LEASE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,579	35,394	96,996
Average age	30.2	34.3	34.9
Average age (Male)	29.1	32.4	33.6
Average age (Female)	31.8	35.5	35.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,487	12,662	35,618
# of persons per HH	2.4	2.8	2.7
Average HH income	\$68,029	\$71,686	\$79,905
Average house value		\$428,341	\$325,194

* Demographic data derived from 2010 US Census

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