



**COLDWELL
BANKER
COMMERCIAL**
ELITE

FOR LEASE

10,578 SF RETAIL BUILDING FOR LEASE IN CENTRAL PARK

Negotiable

1280 Central Park Blvd.
Fredericksburg, VA 22401

AVAILABLE SPACE
10,578 SF

FEATURES

- Completely Built Out - former Chuck E Cheese
- The corner parcel is 2.09 acres at a signalized intersection
- Excellent visibility
- 80 parking spaces = ratio of 7.56/1,000 SF
- Great location for Restaurants, Day Care Facilities, Schools, National/Regional Retailers
- In Central Park - a 2.5 million square foot retail destination in the city of Fredericksburg

AREA

10,578 sf Retail Building for Lease (former Chuck E Cheese)



OFFICE

Donny Self, CCIM
540 842 6202
dsself@cbecommercial.com

CBCWORLDWIDE.COM

©2020 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

**COLDWELL BANKER COMMERCIAL
ELITE**

1201 Central Park Boulevard, Fredericksburg, VA 22401
540.786.1402



10,578 SF RETAIL BUILDING FOR LEASE IN CENTRAL PARK

1280 Central Park Blvd., Fredericksburg, VA 22401

LEASE



OFFERING SUMMARY

Available SF:	10,578 SF
Lease Rate:	Negotiable
Lot Size:	2.09 Acres
Year Built:	1999
Building Size:	10,578 SF
Zoning:	PDC

CBCWORLDWIDE.COM

Donny Self, CCIM
540 842 6202
dself@cbcommercial.com

PROPERTY OVERVIEW

10,578 sf Retail Building for lease

PROPERTY HIGHLIGHTS

- Building can be sub-divided and is fully built out, can be used as retail/office space
- Densely populated Fredericksburg business park area
- Corner Out Parcel is 2.09 acres and located at a signalized intersection
- Excellent visibility
- 80 parking spaces = ratio of 7.56/1,000 SF
- Great site for Restaurants, Day Care, Children sports, Gym, retail use, etc
- Space is in excellent condition
- In Central Park - a 2.5 million square foot retail destination in the city of Fredericksburg
- Close to I-95 Exit 130



**COLDWELL
BANKER
COMMERCIAL**
ELITE



10,578 SF RETAIL BUILDING FOR LEASE IN CENTRAL PARK

1280 Central Park Blvd., Fredericksburg, VA 22401

LEASE



CBCWORLDWIDE.COM

Donny Self, CCIM
540 842 6202
dself@cbcommercial.com



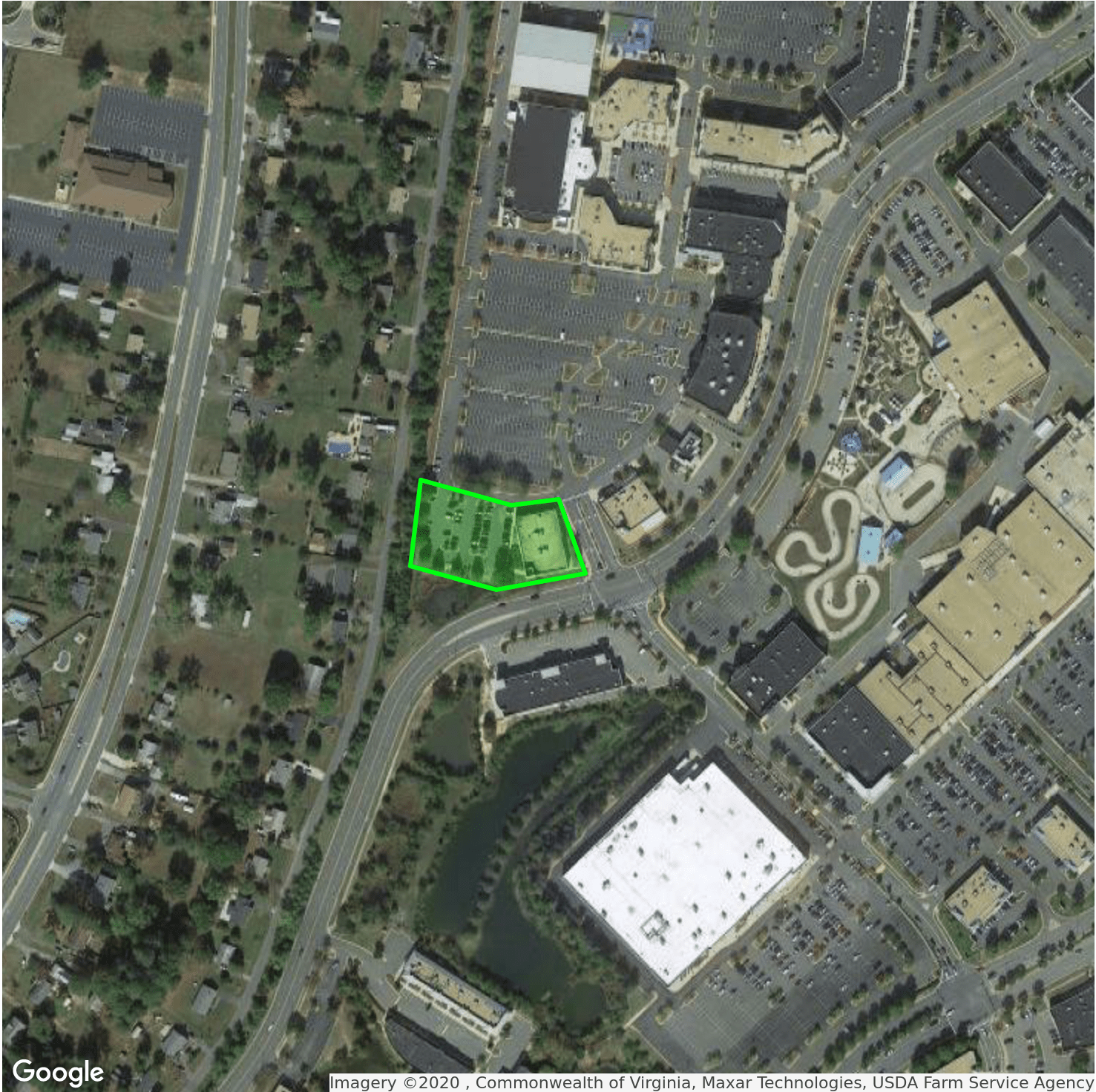
**COLDWELL
BANKER
COMMERCIAL**
ELITE



10,578 SF RETAIL BUILDING FOR LEASE IN CENTRAL PARK

1280 Central Park Blvd., Fredericksburg, VA 22401

LEASE



Google

Imagery ©2020 , Commonwealth of Virginia, Maxar Technologies, USDA Farm Service Agency

CBCWORLDWIDE.COM

Donny Self, CCIM
540 842 6202
dself@cbcommercial.com



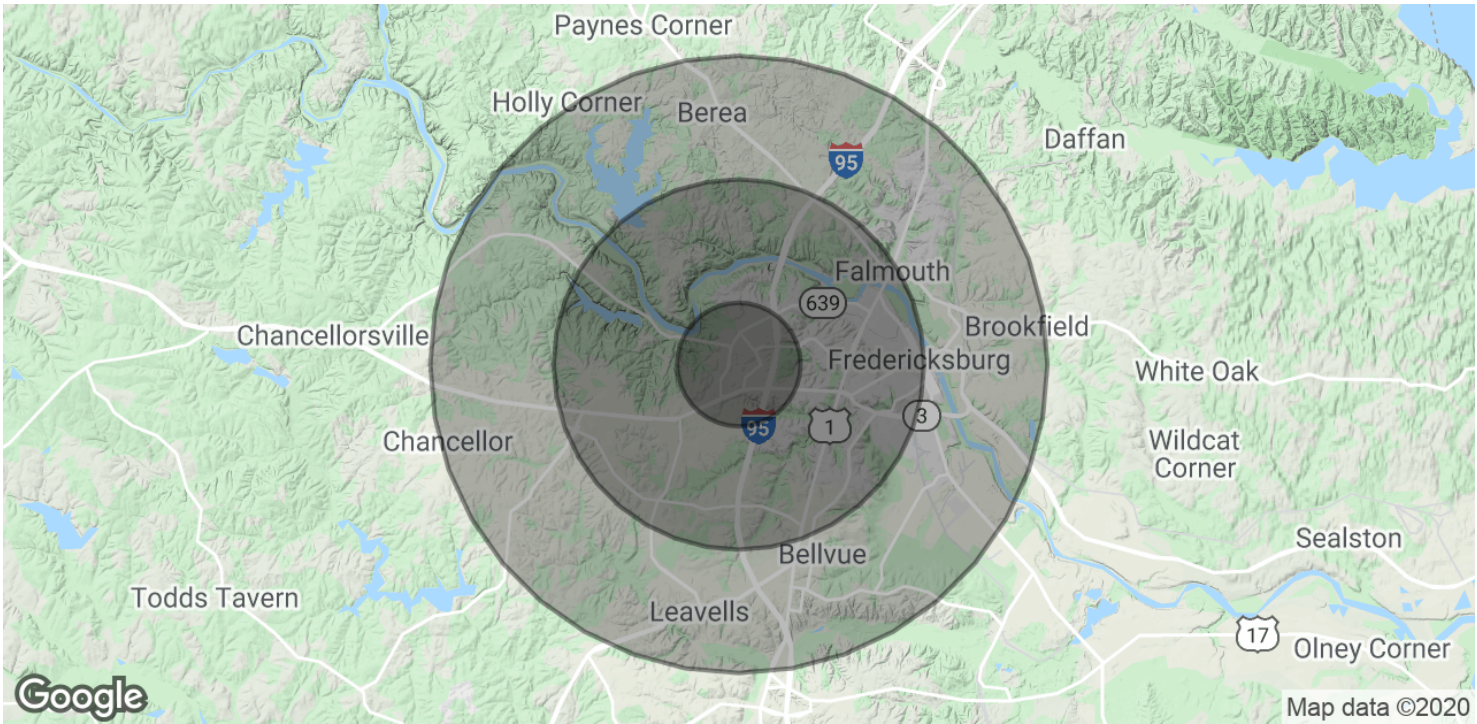
**COLDWELL
BANKER
COMMERCIAL**
ELITE



10,578 SF RETAIL BUILDING FOR LEASE IN CENTRAL PARK

1280 Central Park Blvd., Fredericksburg, VA 22401

LEASE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,441	37,459	102,631
Average age	33.8	34.9	34.7
Average age (Male)	31.0	32.6	33.3
Average age (Female)	35.4	36.4	35.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,267	13,297	37,480
# of persons per HH	2.7	2.8	2.7
Average HH income	\$74,942	\$72,555	\$80,097
Average house value		\$325,134	\$325,043

* Demographic data derived from 2010 US Census

CBCWORLDWIDE.COM

Donny Self, CCIM
540 842 6202
dsself@cbcommercial.com



COLDWELL
BANKER
COMMERCIAL
ELITE