



**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)



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ELITE
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CBCWORLDWIDE.COM



10,578 SF RETAIL BUILDING FOR LEASE IN CENTRAL PARK

1280 Central Park Blvd., Fredericksburg, VA 22401



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

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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



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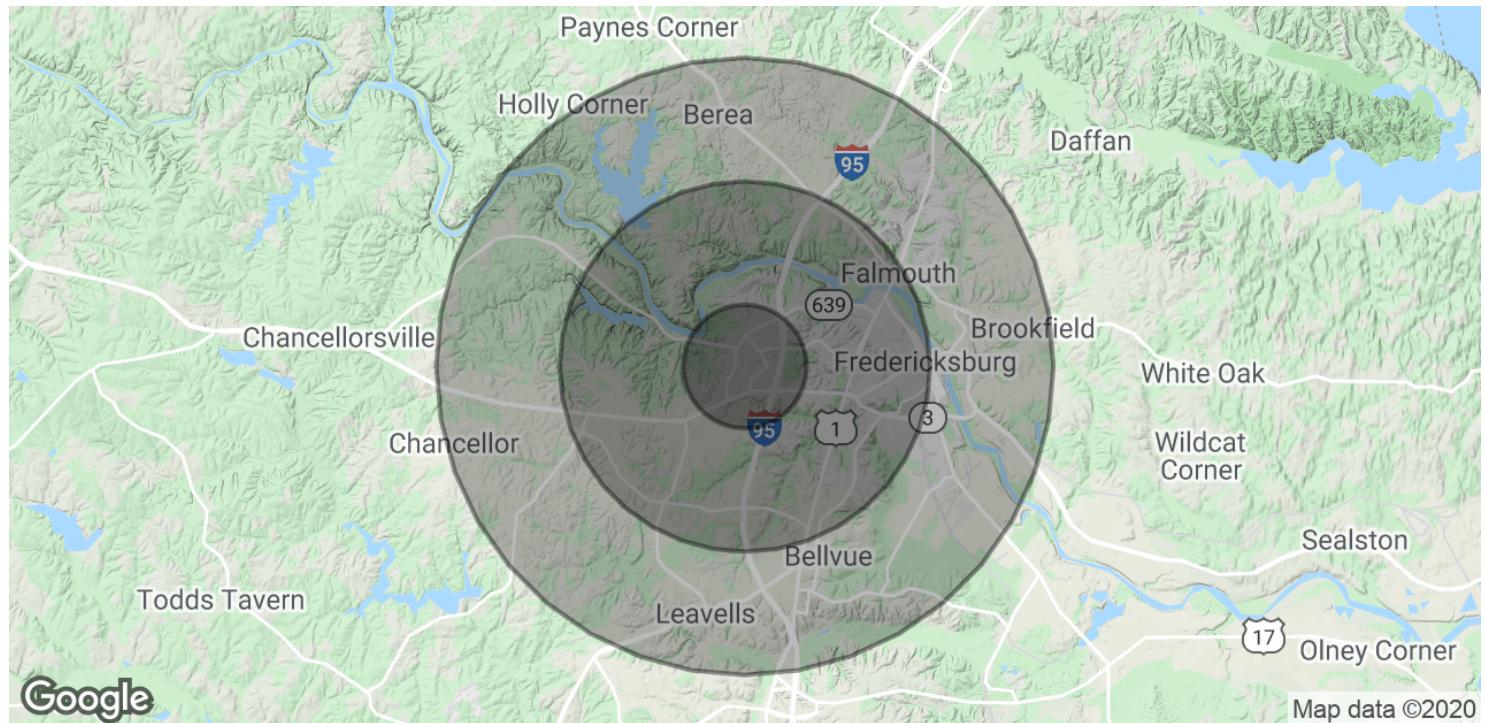
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LEASE



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

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