

For Lease



2,500 SF Available | Central Park Marketplace
1750 Carl D. Silver Pkwy. | Fredericksburg, VA 22401



PROPERTY FEATURES

- 2,500 SF Retail storefront
- Neighboring tenant is Panera Bread | Shadow anchored by Wal-Mart
- Well-located retail center | Direct visibility and easy access to Carl D. Silver Pkwy.
- Wide open floor plan | Ideal for any retail layout
- Built in 2003 | Formerly Sprint
- Zoned PDC | Within an Opportunity Zone
- Strong day-time population and traffic | 48,000 VPD on Carl D. Silver Pkwy.

AREA HIGHLIGHTS

Central Park Marketplace is a 2.5 million SF power center located in Fredericksburg, VA. With easy access from I-95, Central Park attracts shoppers from all over Virginia and Washington D.C. With an abundance of amenities, visitors can shop, dine, and entertain themselves at over 160 businesses within the marketplace. With Celebrate Virginia right next door, this 2,700-acre mixed-use development offers Wegman's, three hotels, a conference center, a concert venue, residential living, and the new Fredericksburg Nationals ballpark stadium. Central Park benefits from over 3,000+ employees and multiple office buildings within the immediate surrounding area.

AREA ANCHORS



For More Information

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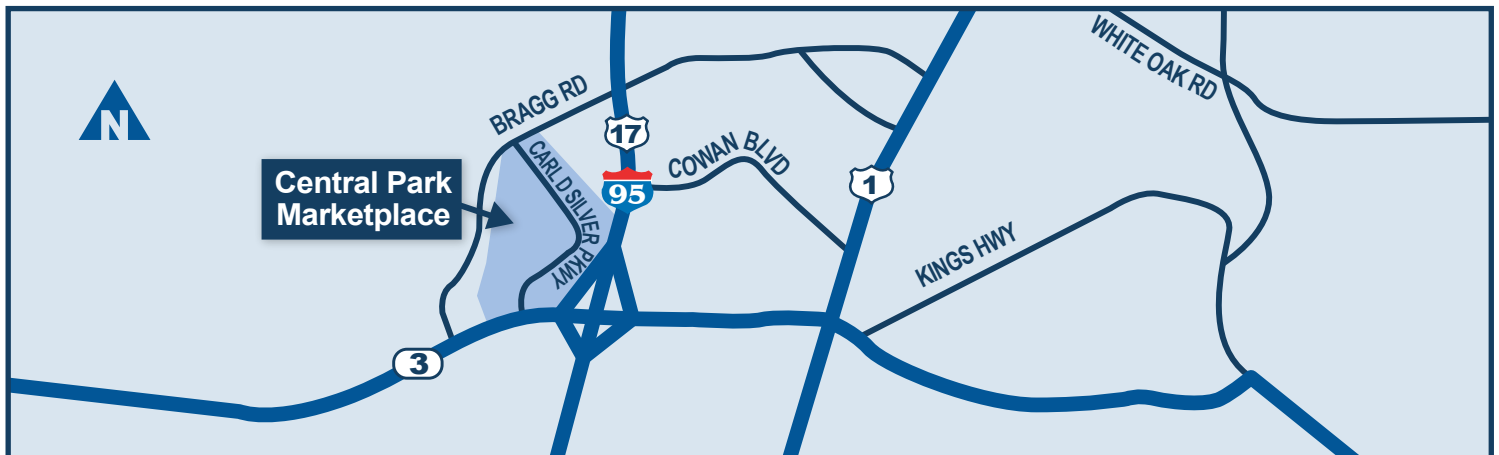
BOOSALIS PROPERTIES
13562 Jefferson Davis Hwy., Suite 100
Woodbridge, VA 22191
www.BoosalisProperties.com

This information has been obtained through sources deemed reliable, but accuracy can not be guaranteed.

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	2 MILES	5 MILES	10 MILES
POPULATION 2021	22,057	127,891	212,142
HOUSEHOLDS 2021	8,497	46,094	73,590
AVG HH INCOME 2021	\$100,960	\$108,399	\$114,143

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CENTRAL PARK AREA RETAILERS



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