

WAVERLY VILLAGE

FREDERICKSBURG, VA

3,000 - 4,000 SF AVAILABLE





RAPPAPORT



WAVERLY VILLAGE FREDERICKSBURG, VA

- | 45,300 SF shopping center in the heart of Fredericksburg's retail hub
- | Encompassing convenience and accessibility, residents, shoppers, and daytime professionals enjoy the blended tenant mix of essential, service, and dining offerings
- | Directly visible from Route 3 (Plank Road), this marketplace creates the ideal shopping experience through an abundance of parking, signage, and visibility

DEMOGRAPHICS 2018

	1 MILE	3 MILES	5 MILES
 POPULATION	4,482	54,851	128,961
 DAYTIME POPULATION	11,984	43,824	68,833
 HOUSEHOLD INCOME	\$112,351	\$89,704	\$99,752
 TRAFFIC COUNTS	80,000 on Plank Road (Rt. 3)		

CO-TENANTS



WAVERLY VILLAGE FREDERICKSBURG, VA

centralpark
CORPORATE CENTER

Office
DEPOT

KOHL'S

BEST BUY

centralpark

BARNES & NOBLE BOOKSELLERS

HOBBY LOBBY

Starbucks

BUFFALO WILD WINGS

OLD NAVY

dressbarn

FIVE BEL'W

TARGET

OUTBACK STEAKHOUSE

Walmart Save money. Live better.

PET SMART

LOWE'S

95

Wawa

REGAL ENTERTAINMENT GROUP

Pier 1 imports

Olive Garden

Gabe's

CAVA

Michael's

at home The Home Décor Superstore

Starbucks

chili's

Starbucks

Wawa

PLANK ROAD 76,000 VPD

BED BATH & BEYOND



WAVERLY VILLAGE

MATTRESS Warehouse

FedEx Office

PARAGON VILLAGE 12

SPOTSYLVANIA TOWNE CENTER

DICK'S SPORTING GOODS

WHITE | BLACK FOOD MARKET

COSTCO WHOLESALE

macy's

EXPRESS

FIREBIRDS WOOD FIRED GRILL

ARHAUS your home

sears

THE HOME DEPOT

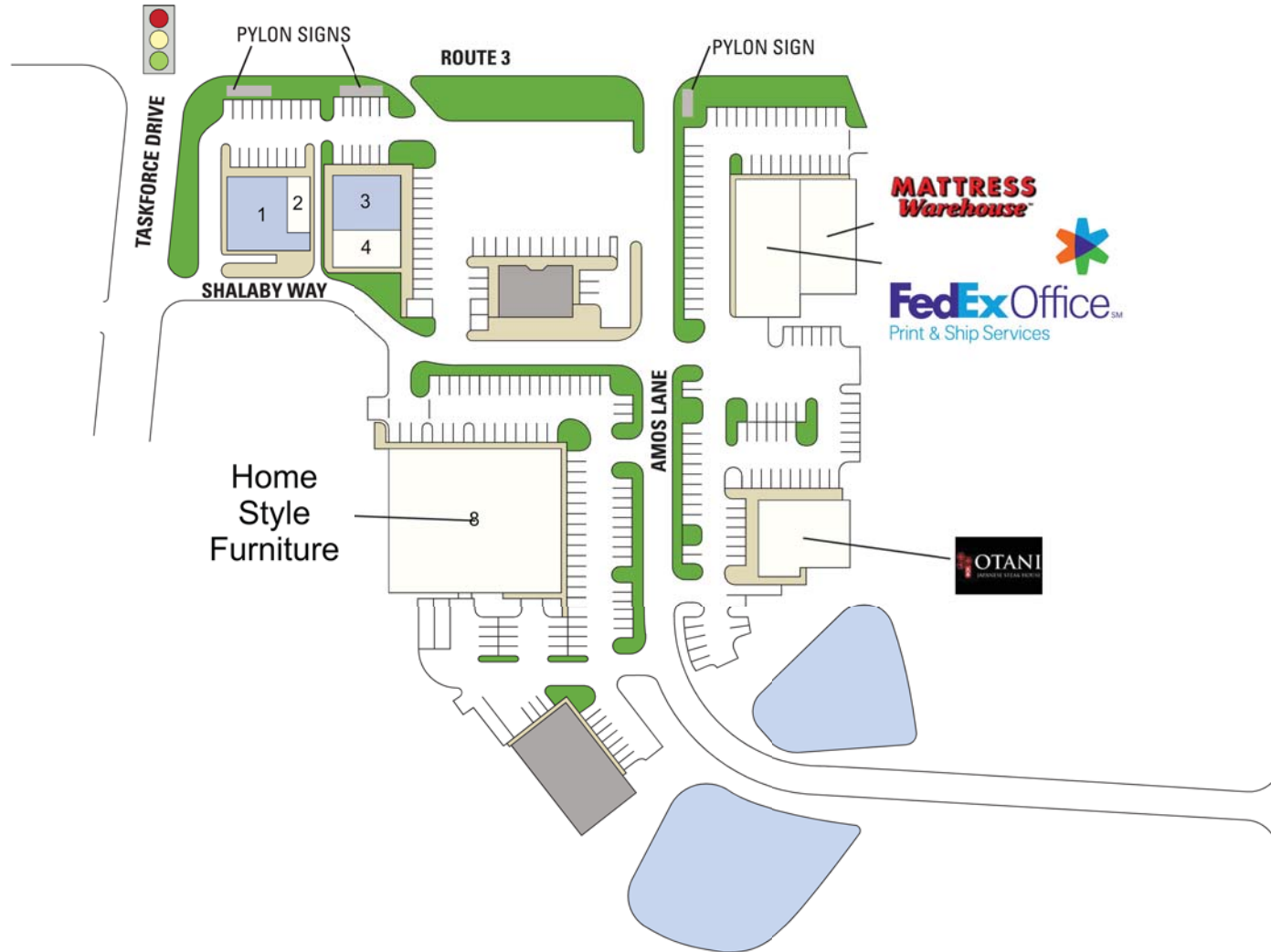
Wawa



SITE MAP

WAVERLY VILLAGE | FREDERICKSBURG, VA

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Space	Sq. Ft	Tenant Name	Space	Sq. Ft	Tenant Name	Space	Sq. Ft	Tenant Name
1	4,000	Available	4	2,000	A+ Driving School	7	5,000	Otani's Japanese Steak House
2	1,000	Mimi's Sugar N Spice Cakes N ...	5	6,600	FedEx Office	8	18,700	Home Style Furniture
3	3,000	Available	6	5,000	Mattress Warehouse			

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