

1801 CARL D. SILVER PARKWAY

FREDERICKSBURG, VA

7,705 SF AVAILABLE





RAPPAPORT



1801 CARL D. SILVER PARKWAY FREDERICKSBURG, VA

- | Centrally located between Washington, D.C. and Richmond, just off I-95
- | 15 bus routes offering access to public transportation
- | Located in the east coast's largest power center with more than 250 retailers
- | Excellent visibility from Carl D. Silver Parkway and Central Park Boulevard/Cowan Boulevard
- | Close to Fredericksburg Expo & Conference Center

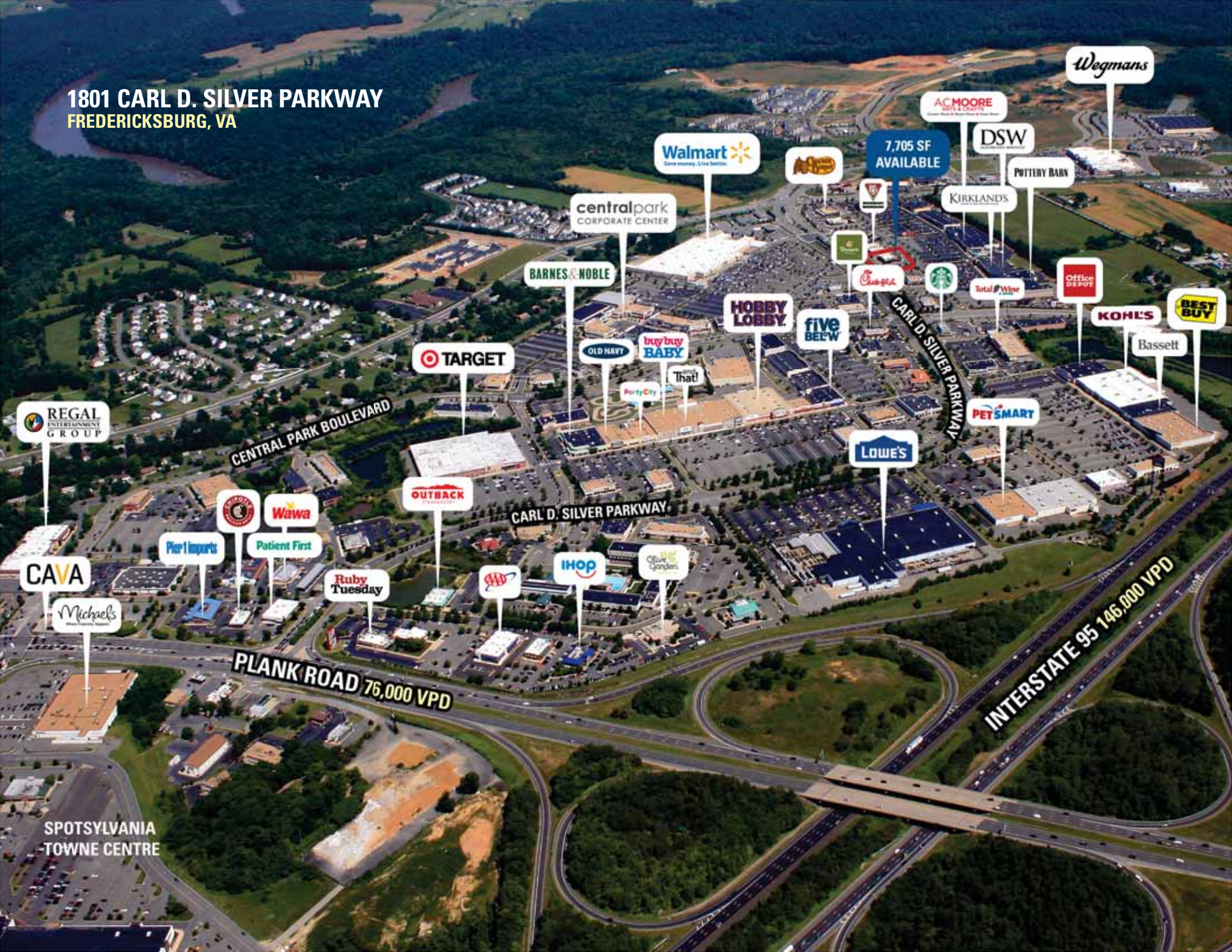
DEMOGRAPHICS 2019

	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	21,000 on Cowan Boulevard		

AREA RETAILERS



**1801 CARL D. SILVER PARKWAY
FREDERICKSBURG, VA**



CENTRAL PARK BOULEVARD

CARL D. SILVER PARKWAY

PLANK ROAD 76,000 VPD

INTERSTATE 95 146,000 VPD

REGAL ENTERTAINMENT GROUP

CAVA

Michaels

Pier 1 Imports

Patient First

Wawa

Ruby Tuesday

OUTBACK

A&W

IHOP

Old Navy

buy buy BABY

Party City

That!

HOBBY LOBBY

five BELOW

LOWE'S

PET SMART

KOHL'S

BEST BUY

Bassett

Office DEPOT

POTTERY BARN

KIRKLAND'S

Total Wine

7,705 SF AVAILABLE

DSW

AC MOORE

Wegmans

centralpark CORPORATE CENTER

BARNES & NOBLE

TARGET

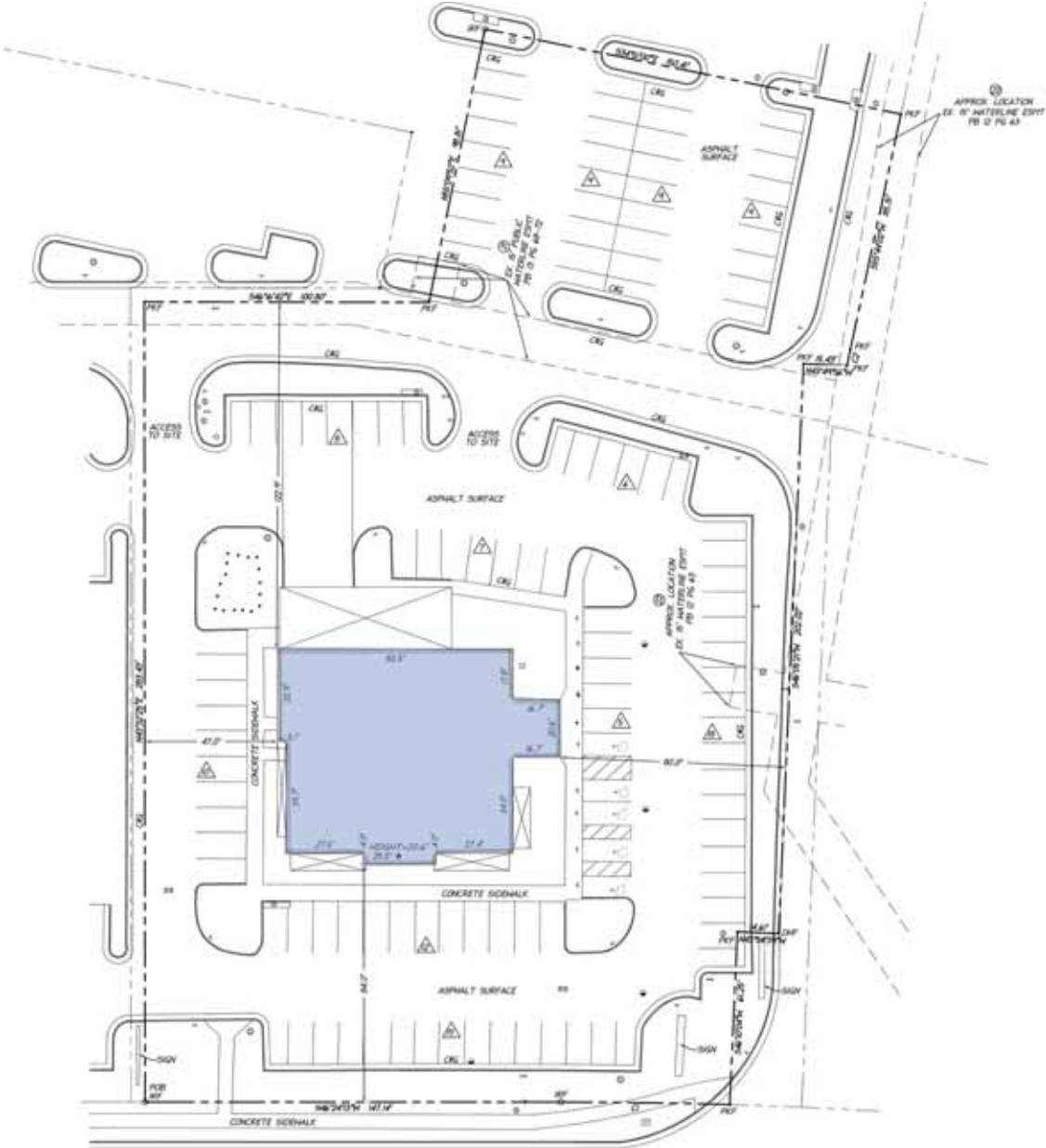
Walmart

SPOTSYLVANIA TOWNE CENTRE

SITE PLAN

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