

centralpark MARKETPLACE

1591 Carl D. Silver Pkwy.
Fredericksburg, VA 23401

FOR SUBLEASE > RETAIL

PROPERTY FEATURES

- > 10,786 SF excess space adjacent to Office Depot
- > Located in Central Park, a **2.5 million SF powercenter**
- > Easy access from both Washington D.C. and Richmond
- > Visible from Interstate 95
- > Will deliver a warm shell

JOIN THESE RETAILERS



CONTACTS

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STATISTICAL SNAPSHOT (3 MILE)


49,051
POPULATION


\$82,705
AVG. HH INCOME


40,303
DAYTIME POPULATION



COLLIERS INTERNATIONAL
7200 Glen Forest Drive
Suite 200
Richmond, VA 23226
www.colliers.com/richmond

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1591 Carl D. Silver Parkway | Fredericksburg VA 23401



DEMOGRAPHIC FACTS	1 Mile	3 Miles	5 Miles
Population	6,174	49,051	124,985
Total Employees	6,706	40,303	69,442
Average HH Income	\$67,913	\$82,705	\$93,787

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TRAFFIC COUNTS

 **87,593** VPD (Plank Road)
115,968 VPD (Interstate 95)

CENTRAL PARK

Wegmans

NAVY FEDERAL Credit Union
PNC
SHEETZ

Central Park Blvd
Carl D. Silver Parkway

HARRISON CROSSING

SPOTSYLVANIA CROSSING

CHANCELLOR CENTER

SPOTSYLVANIA TOWNE CENTRE

