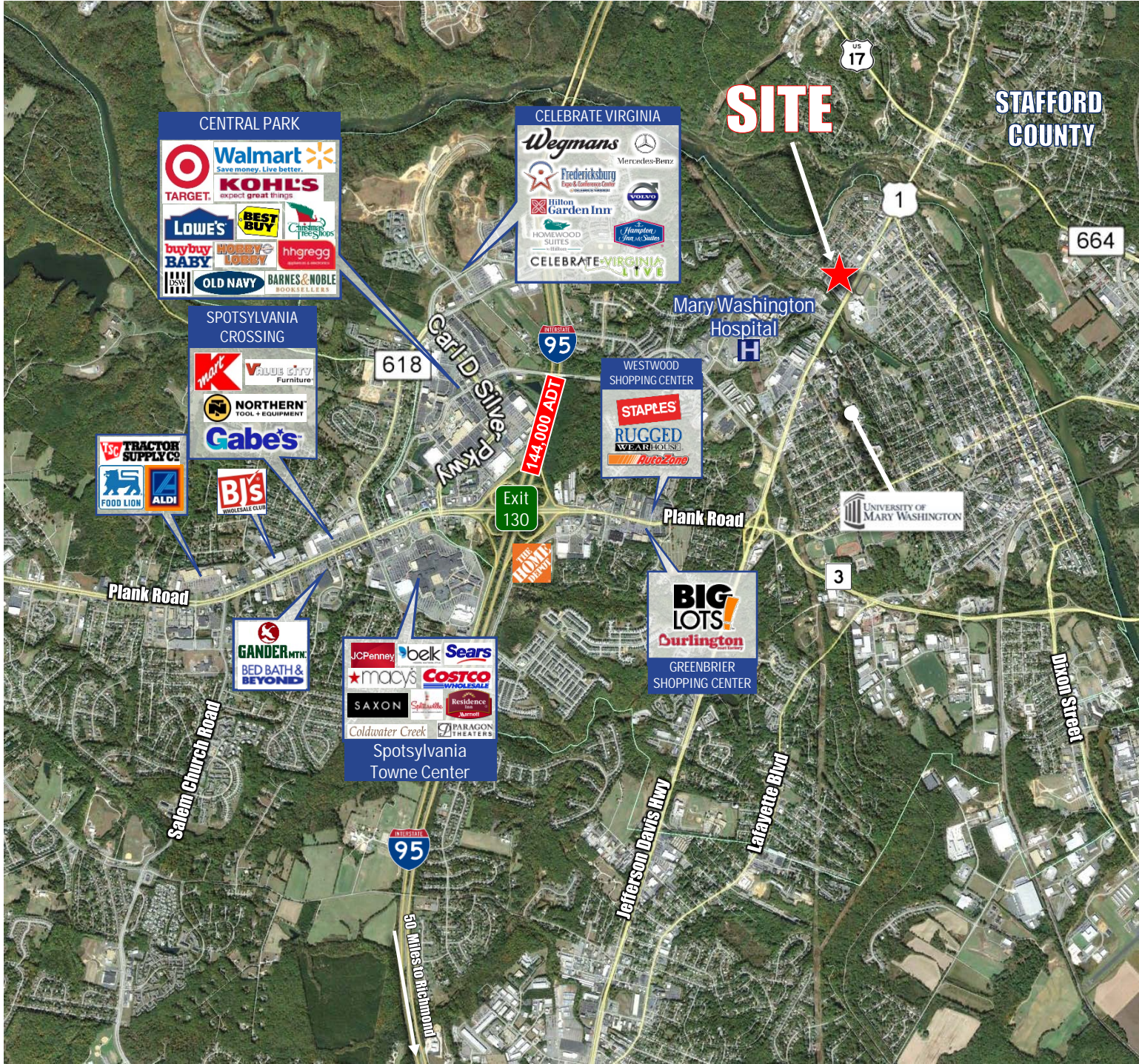


FOR LEASE
FREDERICKSBURG SHOPPING CENTER



ELITE



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Coldwell Banker Commercial
ELITE
1201 Central Park Blvd.,
Fredericksburg, VA 22401
540-786-1402

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Property Information

- Space Available**
4,785 sq. ft. (non contiguous)
• 3,135 sq. ft. unit adjacent to Weis & Family Dollar
• 1,650 sq. ft. end cap unit
- Features**
• Grocery Anchored Shopping Center (new to the market Weis)
• Strong Co-Tenants including Weis Markets, Family Dollar, Advanced Auto Parts, Verizon Wireless, Taco Bell
• Highly visible location on Route 1 (32,000 ADT) at a signalized intersection with Fall Hill Ave (12,000 ADT)
- Area**
• Within walking distance to Mary Washington Hospital, the University of Mary Washington (5,000 students) and James Monroe High School

Demographics

	1 MILE	3 MILES	5 MILES
Population	8,160* 9,052**	48,074* 54,429**	90,287* 99,451**
Households	2,834* 3,257**	18,088* 20,728**	33,065* 36,683**
Average HH Income	\$74,510* \$83,056**	\$78,807* \$86,316**	\$87,478* \$95,709**

*2015 Estimate
**2020 Projection

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