



# Central Park

1320 CARL D. SILVER PARKWAY | FREDERICKSBURG, VA 22401



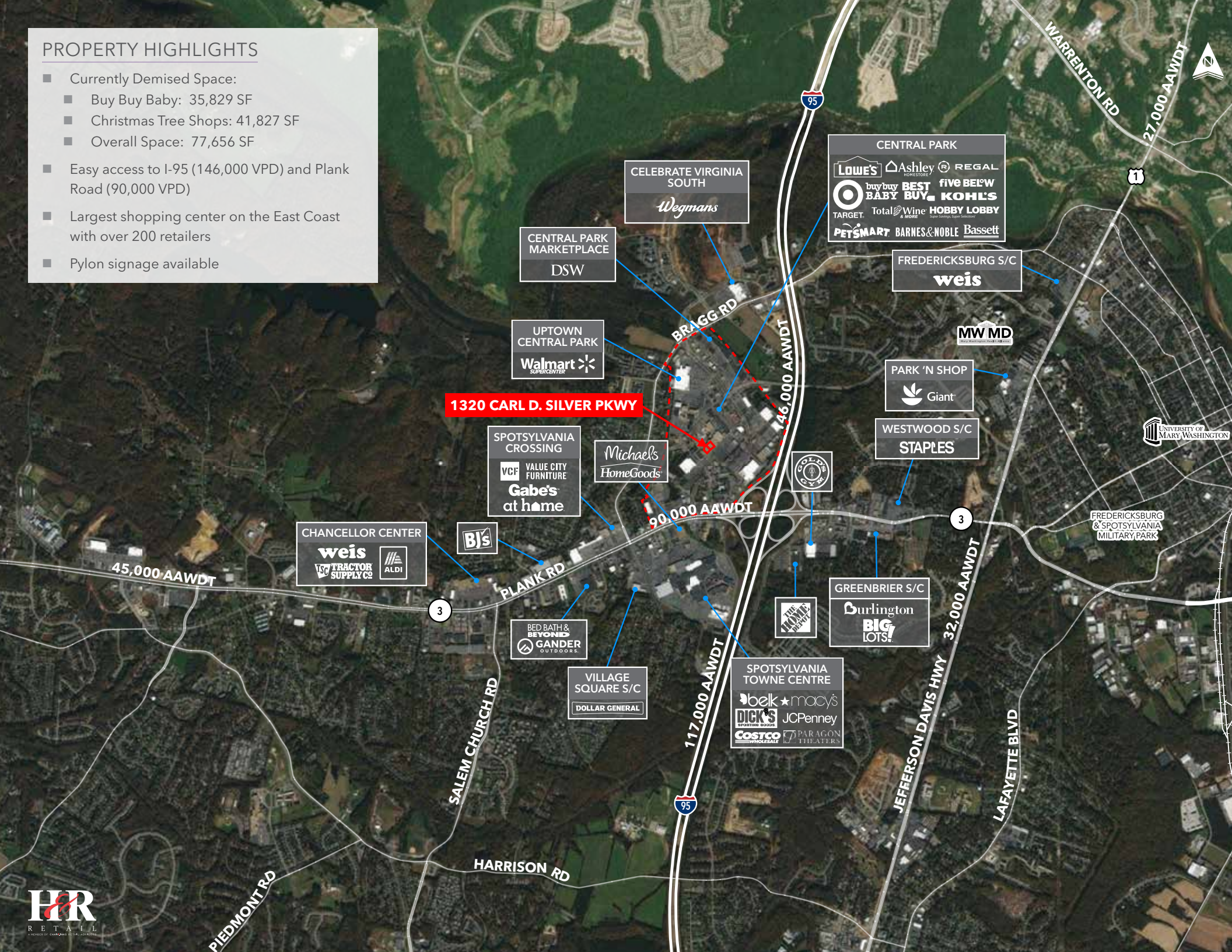
Up to 77,656 sf Anchor  
Space Available



## PROPERTY HIGHLIGHTS

- Currently Demised Space:
  - Buy Buy Baby: 35,829 SF
  - Christmas Tree Shops: 41,827 SF
  - Overall Space: 77,656 SF
- Easy access to I-95 (146,000 VPD) and Plank Road (90,000 VPD)
- Largest shopping center on the East Coast with over 200 retailers
- Pylon signage available

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SPRING ARBOR OF  
FREDERICKSBURG

BRAGG RD

COWAN BLVD

CARL D. SILVER PKWY

TRADE ST

CARL D. SILVER PKWY

PLANK RD

90,000 AAWDT

COWAN BLVD



146,000 AAWDT

Walmart

TARGET

HOBBY LOBBY

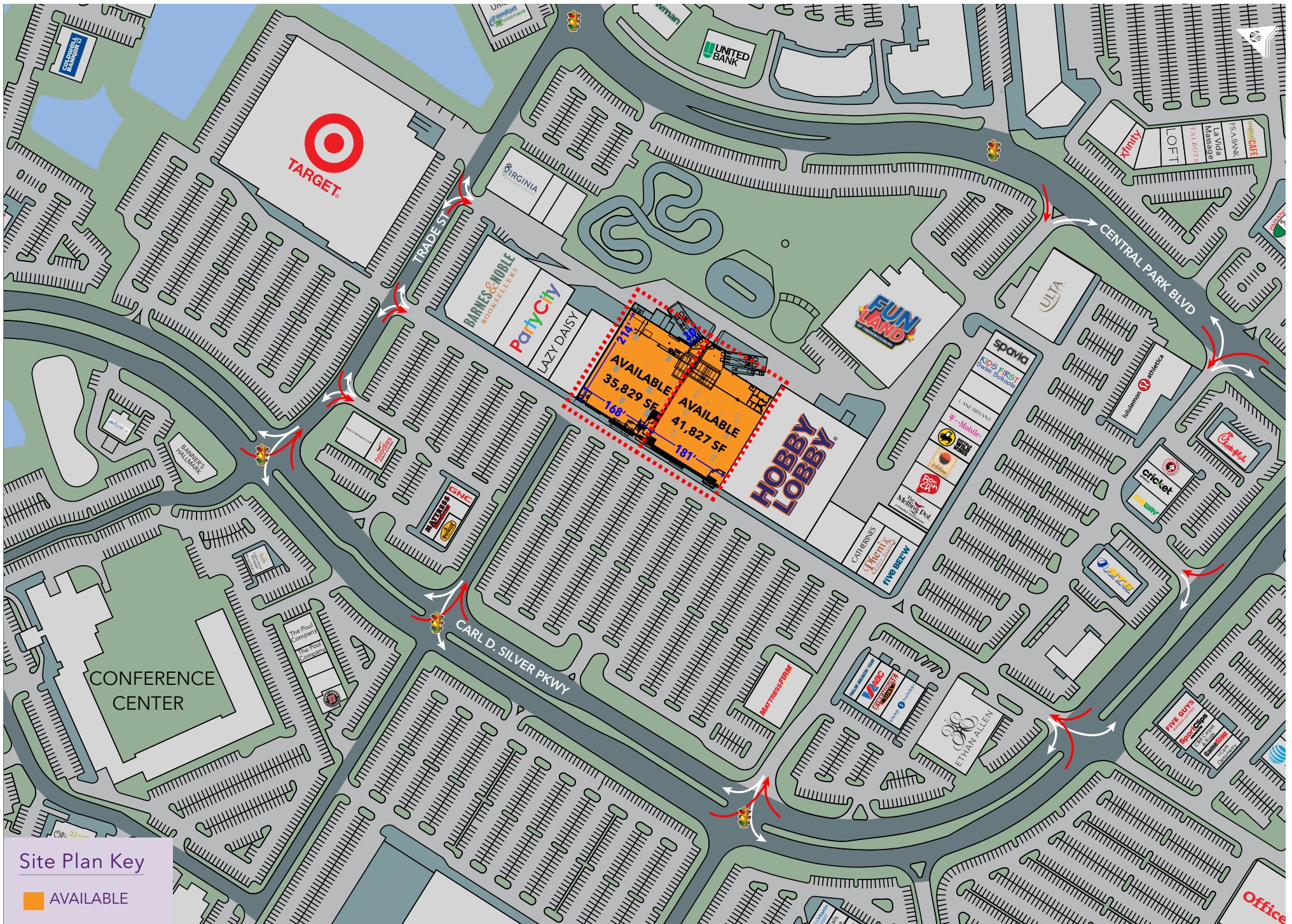
KOHL'S

BEST BUY

LOWE'S

CONFERENCE  
CENTER







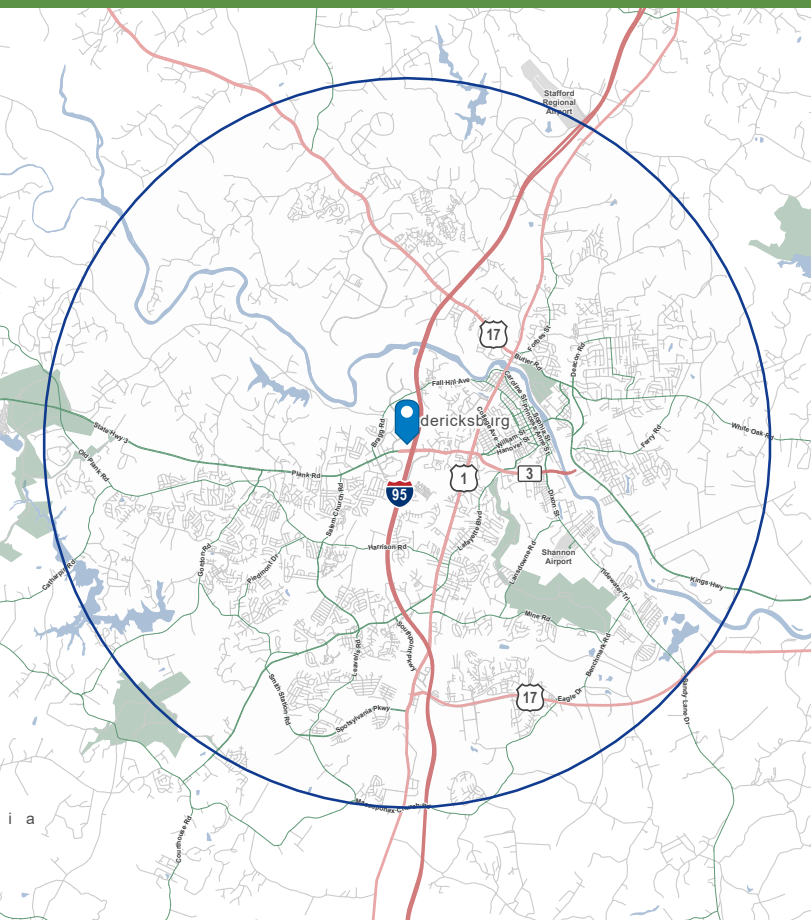




## FREDERICKSBURG, VA

### DEMOGRAPHIC PROFILE

Central Park  
Ring of 5 miles



#### KEY FACTS

131,439

Population

35.6

Median Age

47,093

Households

\$65,324

Median Disposable Income

#### INCOME



\$84,383

Median Household Income



\$38,732

Per Capita Income



\$152,654

Median Net Worth

#### EDUCATION



22%

High School Diploma



22%

Bachelor's Degree



16%

Graduate/Professional Degree

#### BUSINESS



5,407

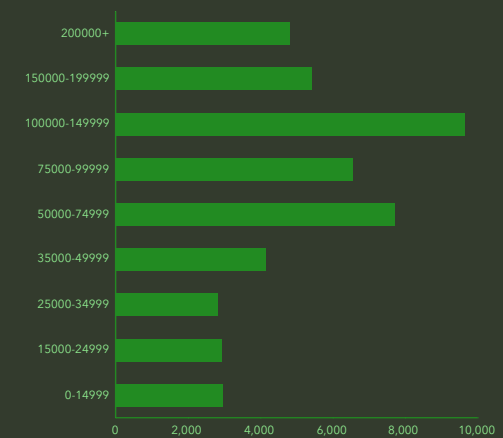
Total Businesses



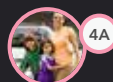
136,696

Daytime Population

#### HOUSEHOLD INCOME (\$)



#### TAPESTRY SEGMENTS

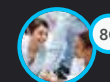


4A

Soccer Moms

9,100 (19.3%) of households

Soccer Moms is an affluent, family-oriented market with a country flavor. Residents are partial to new housing away from the bustle of the city but close enough to commute to professional job centers. Life in this suburban wilderness offsets the hectic pace of two working parents with growing children. They favor time-saving devices, like banking online or housekeeping services, and family-oriented pursuits.

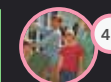


8C

Bright Young Professionals

4,461 (9.5%) of households

Bright Young Professionals is a large market, primarily located in urban outskirts of large metropolitan areas. These communities are home to young, educated, working professionals. One out of three householders is under the age of 35. Slightly more diverse couples dominate this market, with more renters than homeowners. More than two-fifths of the households live in single-family homes; over a third live in 5+ unit buildings. Labor force participation is high, generally white-collar work, with a mix of food service and part-time jobs (among the college students). Median household income, median home value, and average rent are close to the US values. Residents of this segment are physically active and up on the latest technology.



4B

Home Improvement

4,380 (9.3%) of households

Married-couple families occupy well over half of these suburban households. Most Home Improvement residences are single-family homes that are owner occupied, with only one-fifth of the households occupied by renters. Education and diversity levels are similar to the US as a whole. These families spend a lot of time on the go and therefore tend to eat out regularly. When at home, weekends are consumed with home improvement and remodeling projects.



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