



# KOHL'S PAD SITE - GROUND LEASE ONLY

1571 CARL D SILVER PARKWAY | FREDERICKSBURG, VA (STORE# 269)



### AREA ANCHORS

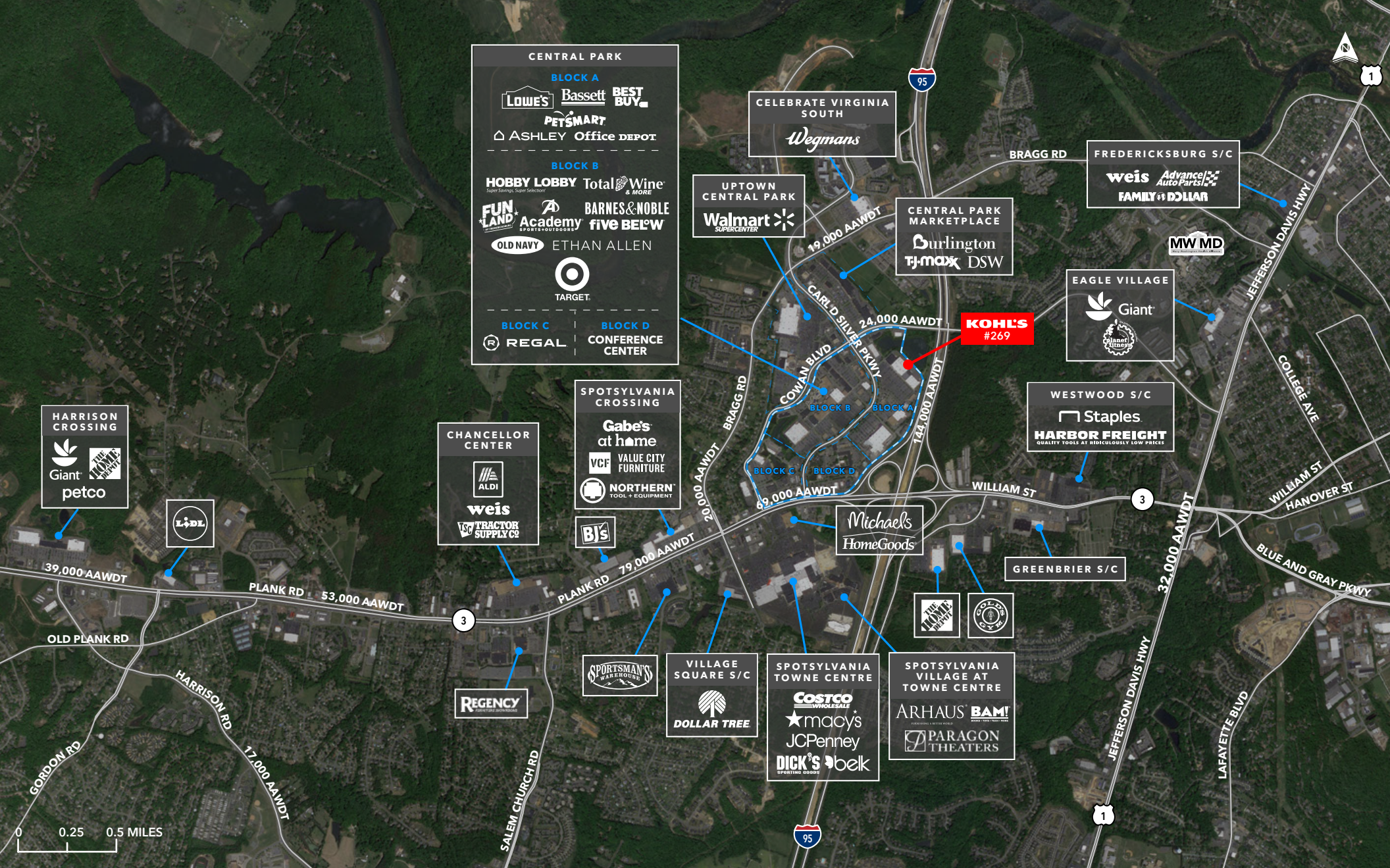
A MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS

### PROPERTY HIGHLIGHTS

- Up to 1.15 acre pad (location is approximate)
- 24,000 AAWDT
- Co-tenants include: Best Buy, Office Depot, Ashley, PetSmart, Lowes

### DEMOGRAPHICS (2024)

	TOTAL POPULATION	AVERAGE HH INCOME	NUMBER OF HOUSEHOLDS	CONSUMER SPENDING
1 MILE	6,982	\$103,678	3,123	\$91.9M
3 MILE	53,661	\$121,270	21,040	\$723.9M
5 MILE	133,268	\$131,478	49,591	\$1.8B



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