



THALHIMER

FOR SALE/LEASE
1300 Central Park Boulevard
Fredericksburg, VA 22401



Located in Central Park Corporate Center

For more information, contact:

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www.thalhimer.com

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PROPERTY FEATURES

- Freestanding pad site
- Located in Central Park – the regions largest retail destination
- Positioned on a hard corner at a signalized intersection
- Great building signage opportunity
- Over 100 feet of road frontage
- Covered outdoor patio

Specifications

Available SF	8,574
Zoning	PDC
Year Built	1999

Demographics

	1 Mile	3 Miles	5 Miles
Population	3,297	48,341	123,593
No. of Households	1,093	18,070	44,167
Avg. HH Income	\$65,909	\$81,177	\$92,690
Daytime Population	7,010	38,080	64,585

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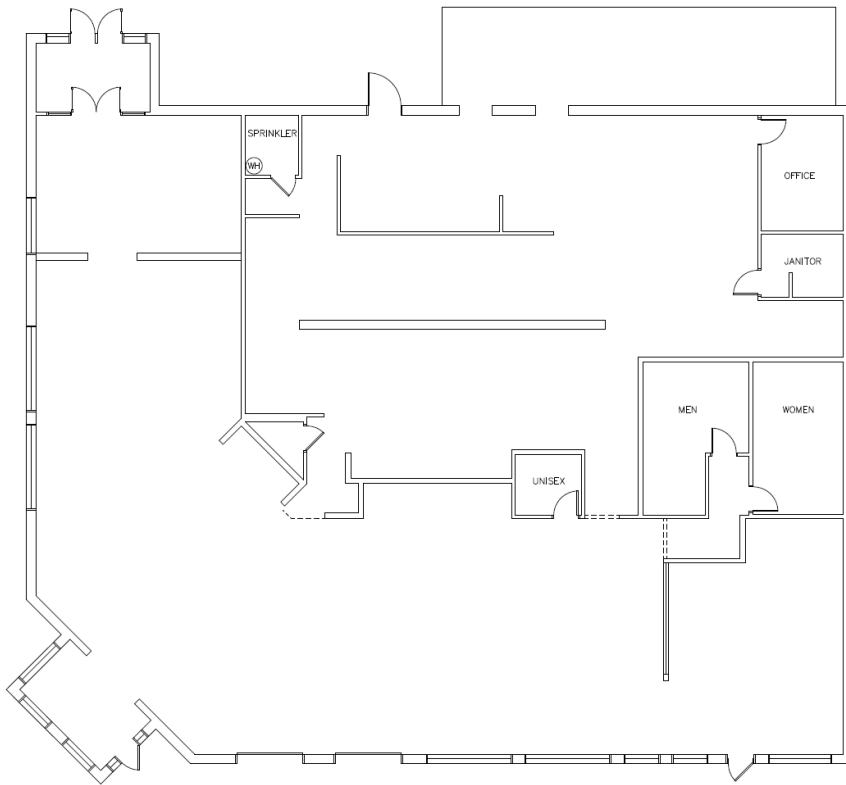
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FLOOR PLAN & SITE PLAN



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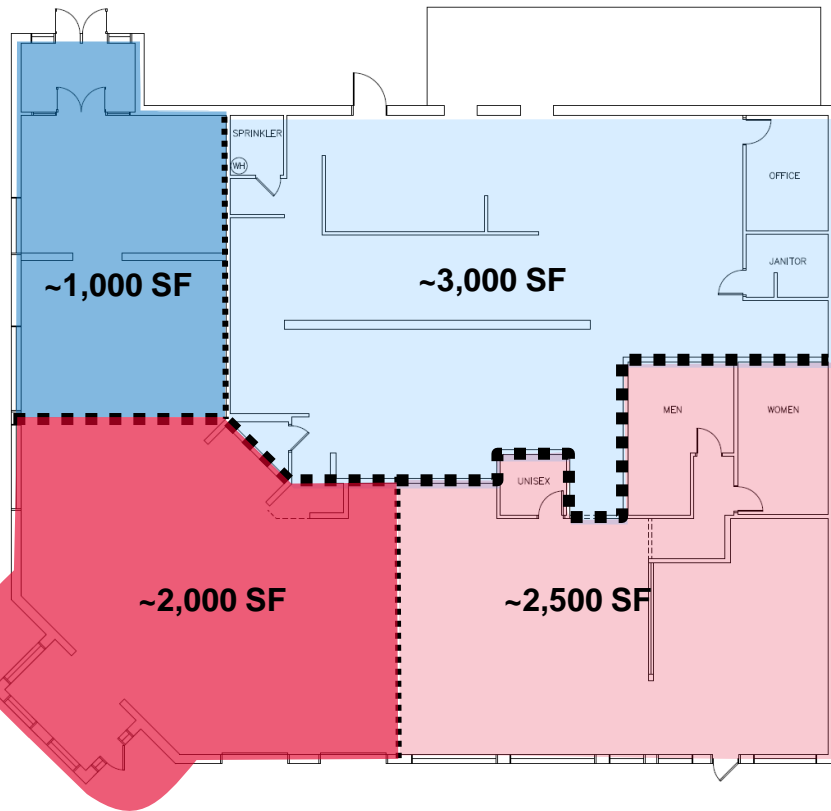
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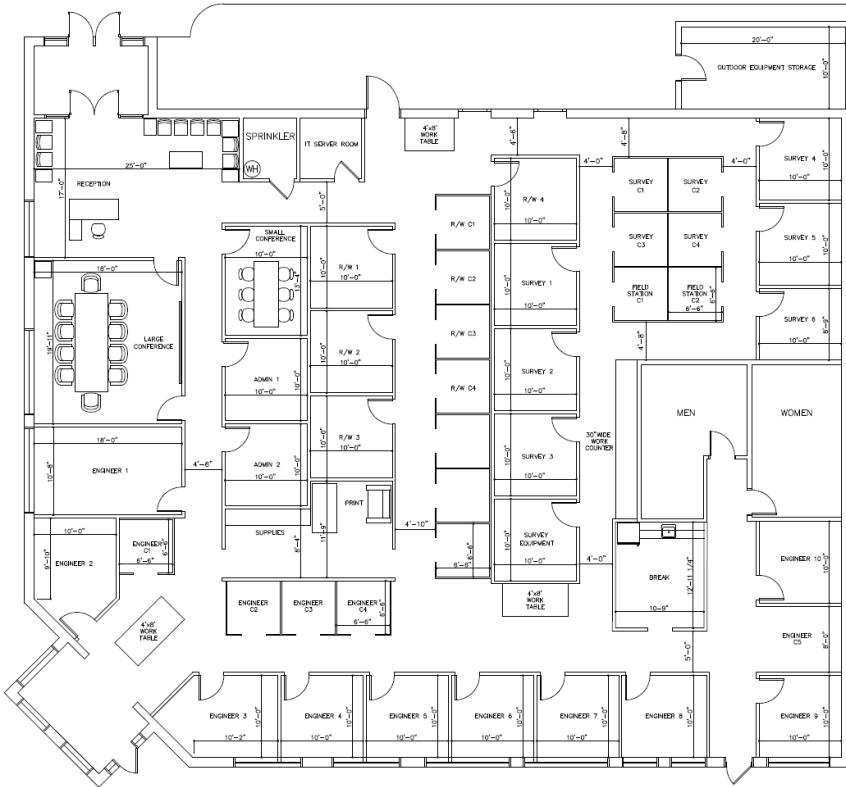
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CONCEPTUAL FLOOR PLAN & ARCHITECTURAL RENDERING



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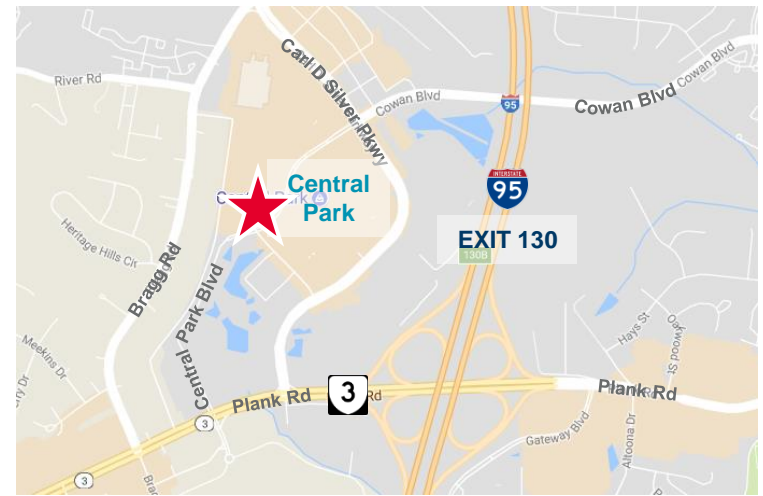
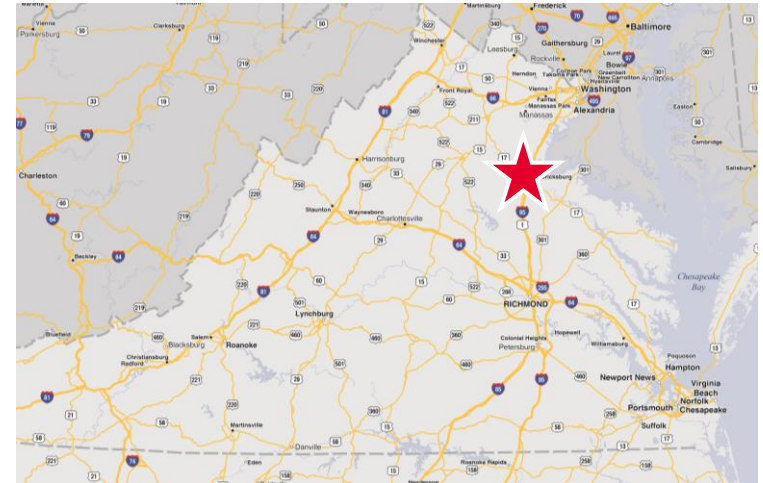
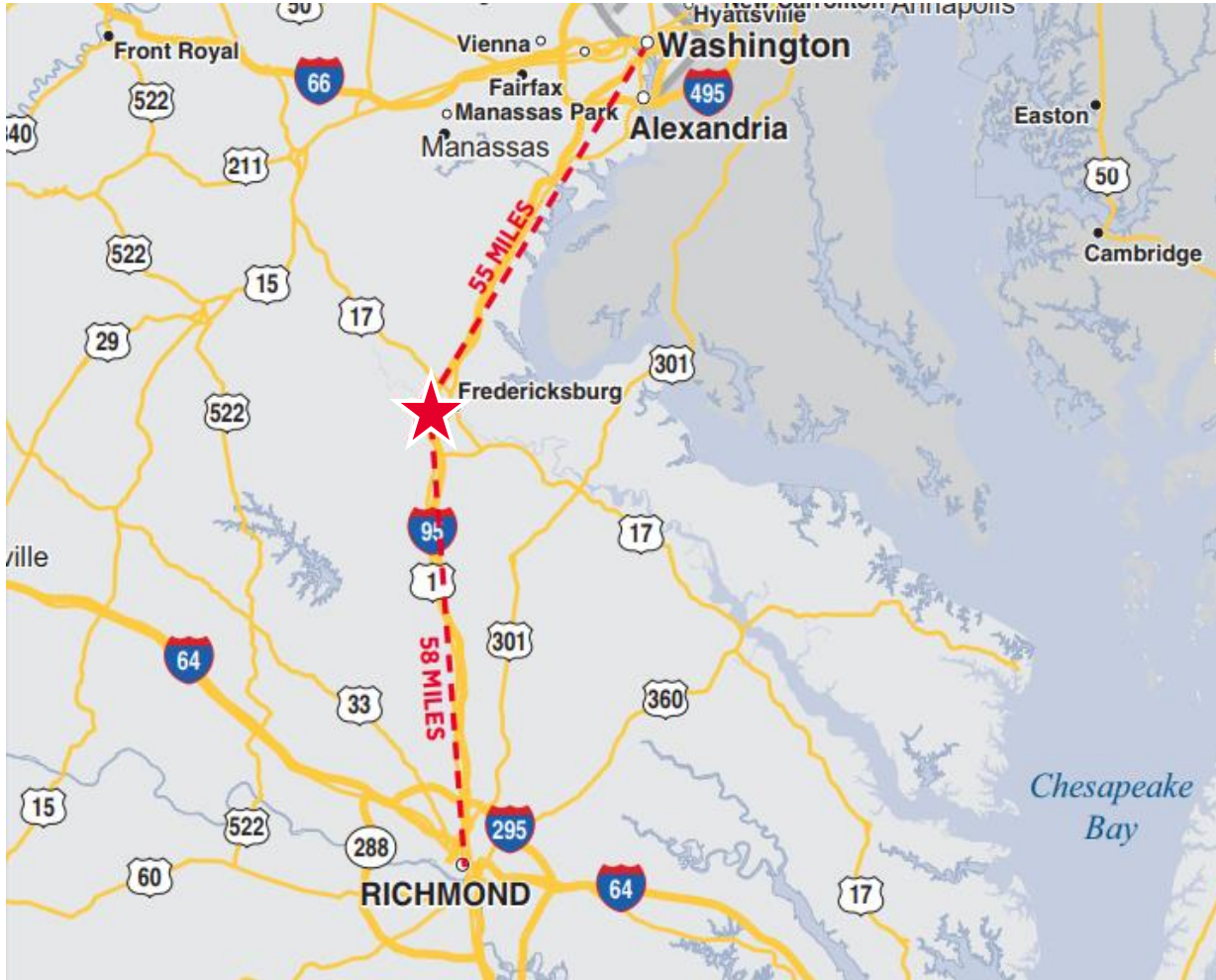
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