

1520 CENTRAL PARK BOULEVARD

Fredericksburg, Virginia

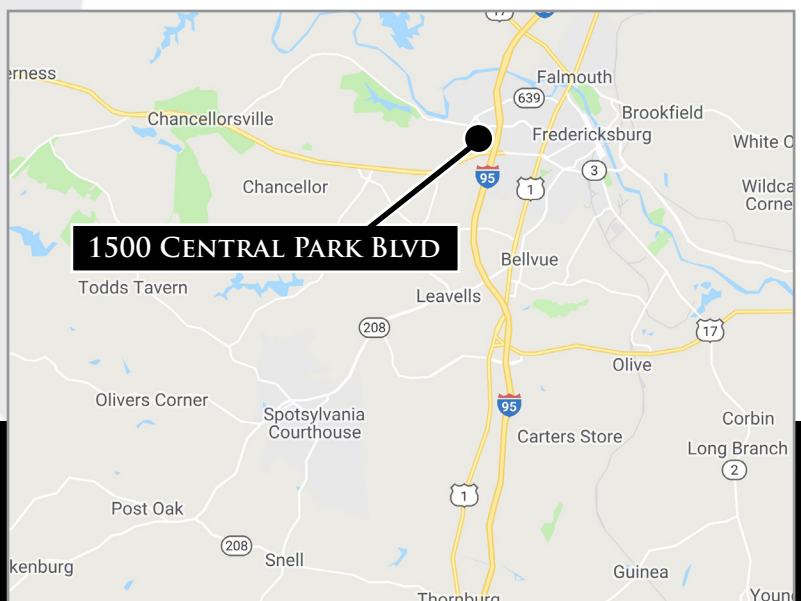


RETAIL SPACE AVAILABLE IN PREMIER SHOPPING AREA

PROPERTY HIGHLIGHTS:

- ▶ Outstanding retail space for lease.
- ▶ 2,200 SF available (former Portraits Innovations space)
- ▶ Prime retail center with excellent visibility
- ▶ Located in Central Park, a 2.5 million SF square foot retail power center located along I-95.
- ▶ Near the signalized intersection of Carl D. Silver Parkway and adjacent to Verizon, Panera Bread & Chick-Fil-A

Demographics	1 Mile	3 Miles	5 Miles
Population	3,965	38,467	100,204
Households	1,645	14,118	36,895
Average Household Income	\$65,692	\$72,424	\$80,236



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FOR LEASE

Fredericksburg, Virginia



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