



BOOSALIS PROPERTIES

REAL ESTATE INVESTMENT AND MANAGEMENT

RETAIL FOR LEASE

1750 CARL D SILVER PKWY. FREDERICKSBURG, VA 22401



PROPERTY SUMMARY

- 2,500 SF of retail storefront
- \$26.00 PSF, \$7.99 NNN
- Recently built-out as nail salon and spa
- Neighboring tenant is Panera Bread and shadow anchored by Wal-Mart
- Well-situated retail strip center with direct visibility to Carl D. Silver Pkwy
- Strong day-time population and traffic with 48,000+ VPD on Carl D. Silver Pkwy

AREA HIGHLIGHTS

Central Park Marketplace is a 2.5 million SF mixed-use power center located in Fredericksburg, VA. With easy access from I-95, Central Park attracts shoppers from all over Virginia and Washington D.C. With an abundance of amenities, visitors can shop, dine, and entertain themselves at over 160 businesses within the marketplace. With Celebrate Virginia right next door, this 2,700-acre mixed-use development offers Wegman's, three hotels, a conference center, a concert venue, residential living, and the new Fredericksburg Nationals ballpark stadium. Central Park benefits from over 3,000+ employees and multiple office buildings within the immediate surrounding area.

AREA ANCHORS



FOR MORE INFORMATION

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13562 Jefferson Davis Hwy., Suite 100
 Woodbridge, VA 22191
 www.BoosalisProperties.com

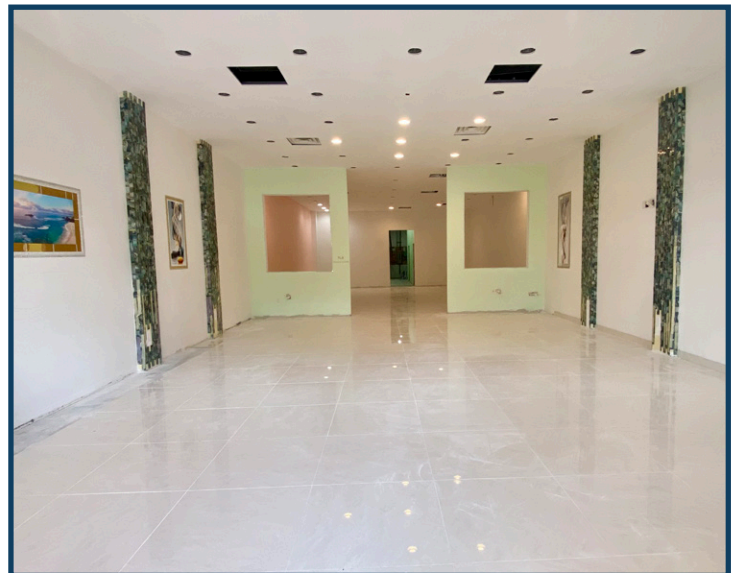


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	1 MILE	3 MILES	5 MILES
POPULATION	5,826	52,762	133,206
HOUSEHOLDS	2,111	19,945	48,106
AVG HH INCOME	\$93,769	\$96,552	\$109,690

TRAFFIC COUNTS	
Carl D. Silver Pkwy.	48,000+ VPD
Plank Rd. (Rt. 3)	78,000+ VPD
I-95	149,000+ VPD

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CENTRAL PARK AREA RETAILERS



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