



Central Park

3,650 SF Pad Site Available

1980 Carl D. Silver Parkway, Fredericksburg, VA 22401

Central Park Pad Site

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Fredericksburg, VA 22401








JOIN



PROPERTY HIGHLIGHTS

- » Rare leasing opportunity for a 3,650 SF bank/retail pad site nestled between Wegmans and Walmart within one of the East Coast’s largest retail developments
- » Central Park spans 2.5 million square feet, showcasing a diverse mix of the nation’s leading retailers, restaurants, and services
- » With substantial traffic from nearby hotels, offices, and entertainment establishments within the power center, this destination is prime for business
- » The pad site ensures strong visibility, convenient access, and ample parking

DEMOGRAPHICS

 Drive Time	 Population	 Daytime Population	 Households	 Average Household Income	 Median Household Income	 Per Capita Income
10 min	57,449	62,178	22,302	\$95,715	\$75,789	\$37,422
15 min	131,278	109,734	48,140	\$102,313	\$87,615	\$37,700



3





MCB CENTRAL PARK ASSETS		
Silver Diner	Space A	Occupied
Chase Bank	Space B	Occupied
El Patron	Space F	Occupied
Chick-Fil-A	Space G	Occupied
Starbucks	Space H	Occupied
McDonald's	Space I	Occupied
KPOT	Space J	Occupied
3,650 SF	Space L	Vacant

Central
Park

FALL HILL AVE

639

639

639

Fredericksburg, VA

639

639

FALL HILL AVE

CARL D. SILVER PKWY

CARL D. SILVER PKWY

3,650 SF

DRIVE-THRU →
DRIVE-THRU →

FUEL
STATION



mcbrealstate.com



Central Park Pad Site

Join the bustling corridor of Central Park

Annual visitors:



2.5M



1.1M



2.5M



1.1M



CONSUMER SPENDING

	3 Mile	5 Mile	10 mile
Apparel	\$38 M	\$104M	\$175 M
HH Furnishings & Equipment	\$37.5 M	\$104 M	\$176 M
Retail Goods	\$43.4 M	\$443.5 M	\$1,330 M
Entertainment	\$60.7 M	\$166 M	\$281 M
Food and Beverages	\$157 M	\$424 M	\$707 M



146,000

VPD on Rt. 95



23,500

VPD on Carl D.
Silver Parkway



38,000

VPD on Plank Rd./
Rt. 3



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