

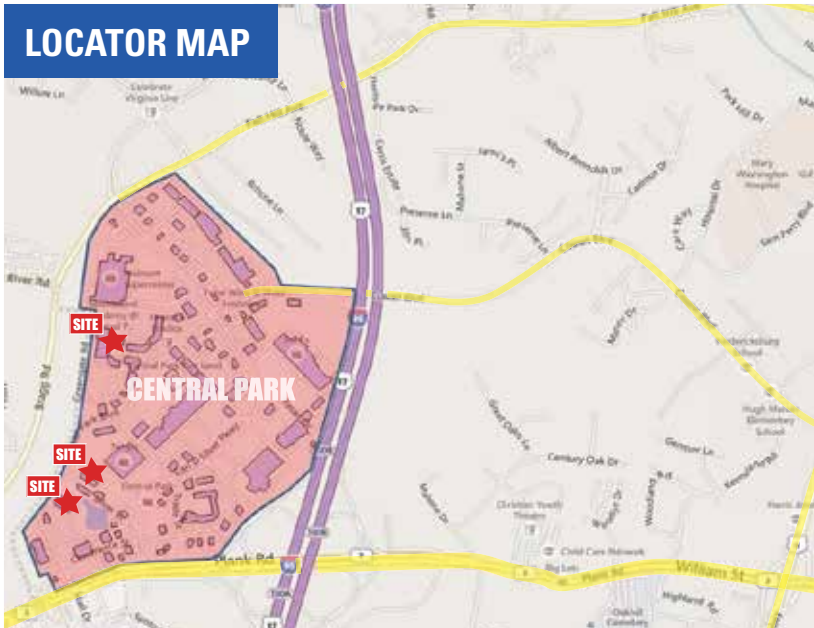
Strategically located within Central Park, the East Coast's largest retail power center, Central Park Corporate Center office tenants have access to more than 250 retailers, restaurants and services. With immediate access to I-95, Central Park is within minutes of Fredericksburg Expo & Conference Center, Celebrate Virginia and numerous major hotels.



CENTRAL PARK CORPORATE CENTER
 1121-1440 Central Park Blvd.
 Fredericksburg, Virginia


DEMOGRAPHICS

DEMOGRAPHICS (2013)	5 MILES	10 MILES	20 MILES
POPULATION	113,167	182,851	337,567
AVG HH INCOME	\$85,136	\$93,723	\$96,884
EMPLOYEES	61,285	82,198	110,139



OFFICE SPACE FOR LEASE | 667 SF - 18,000 SF AVAILABLE
 INTERIOR & EXTERIOR RENOVATIONS UNDERWAY

Central Park Office Amenities

-  Bonefish Grill, Chipotle, Panera Bread, Chick-fil-A, Noodles & Company, Outback Steakhouse, Buffalo Wild Wings, Starbucks, Krispy Kreme, IHOP, Cracker Barrel, McDonalds, Tito's Diner and many more restaurants
-  Wegmans, Target, Walmart
-  Bubbles Hair Salon, Great Clips, Madison Salon, Ulta, Sport Clips, nail salons
-  Bank of America, Capital One Bank, Community Bank, Virginia Commerce Bank
-  Verizon Wireless, AT&T, Sprint, T-Mobile
-  Merchant's Tire, Wawa, Santa Fe Car Care, NTB
-  Old Navy, Kohl's, Barnes & Noble, Ann Taylor Loft, Walmart, Jos. A. Banks, Target, Dress Barn, Best Buy, Lowe's, buybuy Baby, Hobby Lobby, Men's Wearhouse, DSW, Sports Authority, hh gregg, Hallmark
-  Patient First, Neibauer Dental, America's Best Eyeglasses, Minnieland childcare center

FACTS AT-A-GLANCE

- A variety of office spaces available, from 667 SF-18,496 SF
- Data providers include Cox, Verizon and Comcast
- Beautiful landscaping and well-maintained facilities
- Interior and exterior renovations underway
- Abundant parking
- Spectacular array of amenities, including restaurants, banking, shopping, fitness and more
- Centrally located between Washington, D.C. and Richmond, just off I-95
- 15 bus routes offering great access to public transportation
- Onsite Property Manager

RAPPAPORT

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CENTRAL PARK CORPORATE CENTER CLOSE-UP SITE PLAN

- 1320 CENTRAL PARK BLVD
- 1340 CENTRAL PARK BLVD
- 1380 CENTRAL PARK BLVD
- 1420 CENTRAL PARK BLVD
- 1440 CENTRAL PARK BLVD

