

RAPPAPORT

WAVERLY VILLAGE Fredericksburg, Virginia






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1,000 - 5,000 SF of Retail Space Available



STATISTICAL SNAPSHOT 5-MILE RADIUS, 2014 DEMOS

 POPULATION 116,819 AVG HH INCOME \$87,813	 TRAFFIC COUNTS 54,000 (Plank Rd & I-95)	 DAYTIME EMPLOYEE POPULATION 64,126
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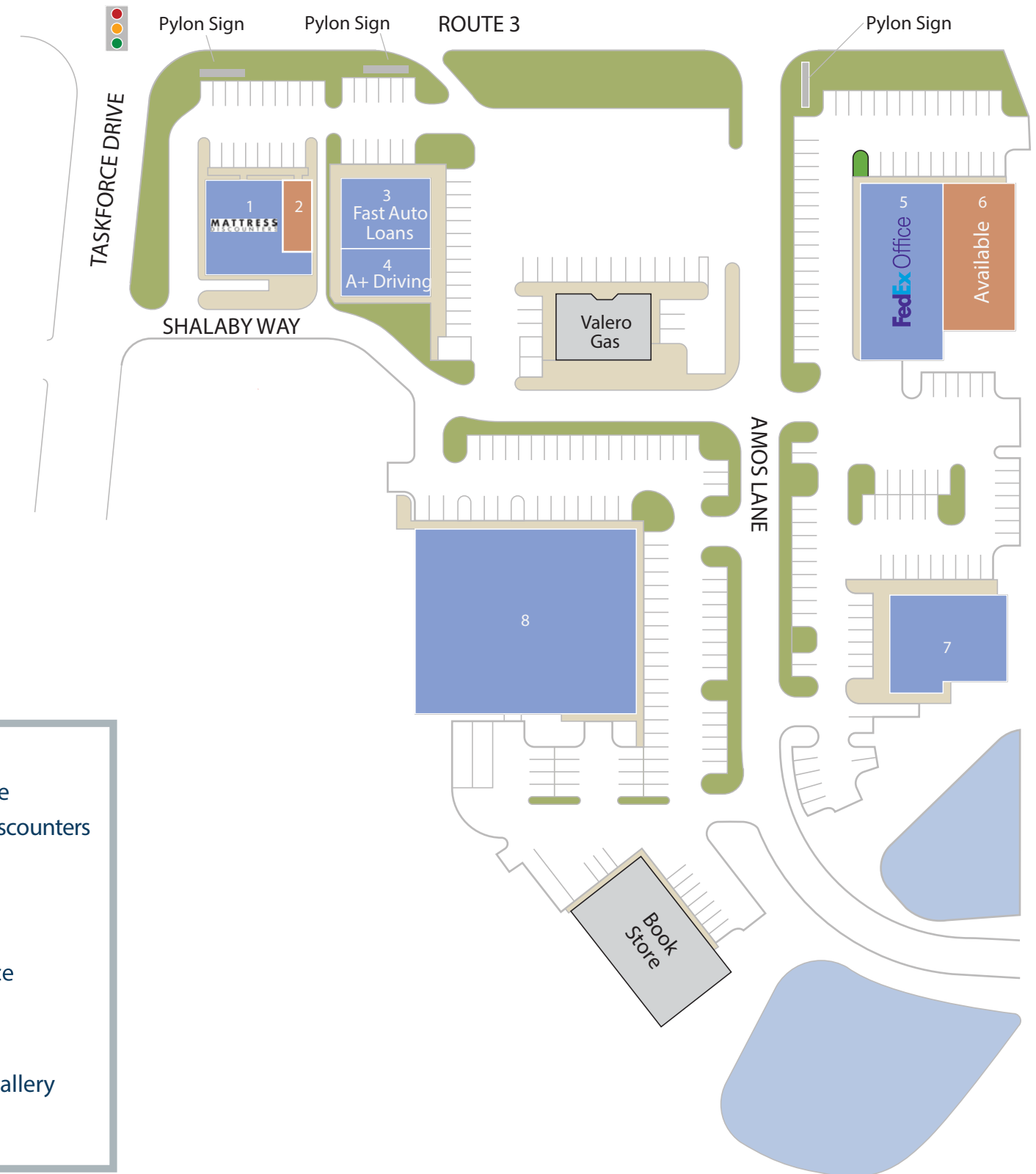
LOCAL SHOPPING CENTERS
SPOTSYLVANIA CROSSING SHOPPING CENTER
SPOTSYLVANIA TOWNE CENTRE
CENTRAL PARK

DEMOGRAPHICS (2014)	3 MILES	5 MILES	10 MILES
POPULATION	50,201	116,819	187,143
AVG HH INCOME	\$76,330	\$87,813	\$94,997
EMPLOYEES	36,742	64,126	84,559

WAVERLY VILLAGE FACTS-AT-A-GLANCE

- 1,000 - 5,000 SF of retail space available
- Located directly on Route 3 adjacent to Spotsylvania Town Center
- Excellent visibility from the Route 3 corridor
- More than 80,000 cars per day along Plank Road (Route 3)
- Co-tenants include Fed Ex Office, Dunkin' Donuts and Mattress Discounters
- Neighboring tenants include Macy's, Firebirds Wood Fired Grill, Dick's Sporting Goods, Anne Taylor Loft, Best Buy and Barnes & Noble

1,000 - 5,000 SF of Retail Space Available



Space	Address	Sq . Ft.	Tenant Name
1	3546 Plank Rd	4,000	Mattress Discounters
2	3544 Plank Rd	1,000	Available
3	3450 Plank Rd	3,000	Verizon
4	3450 Plank Rd	2,000	A+ Driving
5	12101 Amos Ln	6,600	FedEx Office
6	12101 Amos Ln	5,000	Available
7	12131 Amos Ln	5,000	Otani's
8	3536 Shalaby Way	18,700	Furniture Gallery