

RAPPAPORT

CELEBRATE VIRGINIA
North Fredericksburg, Virginia

Excellent 10,741-SF Opportunity



8405 Greensboro Drive | 8th Floor | McLean, VA 22102-5121 | (T) 571.382.1290 | (F) 571.382.1210 | rappaportco.com

RAPPAPORT

CELEBRATE VIRGINIA
North Fredericksburg, Virginia

Excellent 10,741-SF Opportunity



STATISTICAL SNAPSHOT 3-MILE RADIUS, 2013 DEMOS

CELEBRATE VIRGINIA NORTH

- ADJACENT TO GEICO INSURANCE HEADQUARTERS
- ENCOMPASSES DEL WEBB AT CELEBRATE AND CANNON RIDGE GOLF COURSE
- HIGH DAYTIME POPULATION WITH MANY NEARBY OFFICES



DAYTIME POPULATION

10,616

AVG. HH INCOME

\$93,380

POPULATION

10,616

CELEBRATE VIRGINIA

- 2,400-ACRE DEVELOPMENT
- NORTH AMERICA'S LARGEST RETAIL RESORT
- CELEBRATE VIRGINIA LIVE

ADJACENT RETAILERS

LOWE'S, GIANT FOOD, FIVE GUYS, RITE AID, WALMART, CHEVY CHASE

CELEBRATE VIRGINIA FACTS AT-A-GLANCE

- Newly built building, can be combined
- Great opportunity for services or office tenant (daycare facility, medical, government contractors, small businesses)
- Strategically situated in Celebrate Virginia (2,400-acre mixed-use development in Fredericksburg, Virginia)
- Within proximity to Central Park (over 250 national and local retailers, restaurants and services)
- Dense daytime population with more than 38,000 employees within a 5-mile radius

DEMOGRAPHIC/SITE FACTS

DEMOGRAPHICS (2013)	3 MILE	5 MILE	10 MILE
POPULATION	16,541	50,250	223,266
AVG HH INCOME	\$93,380	\$88,291	\$100,282
EMPLOYEES	10,616	38,432	84,768

SITE FACTS:

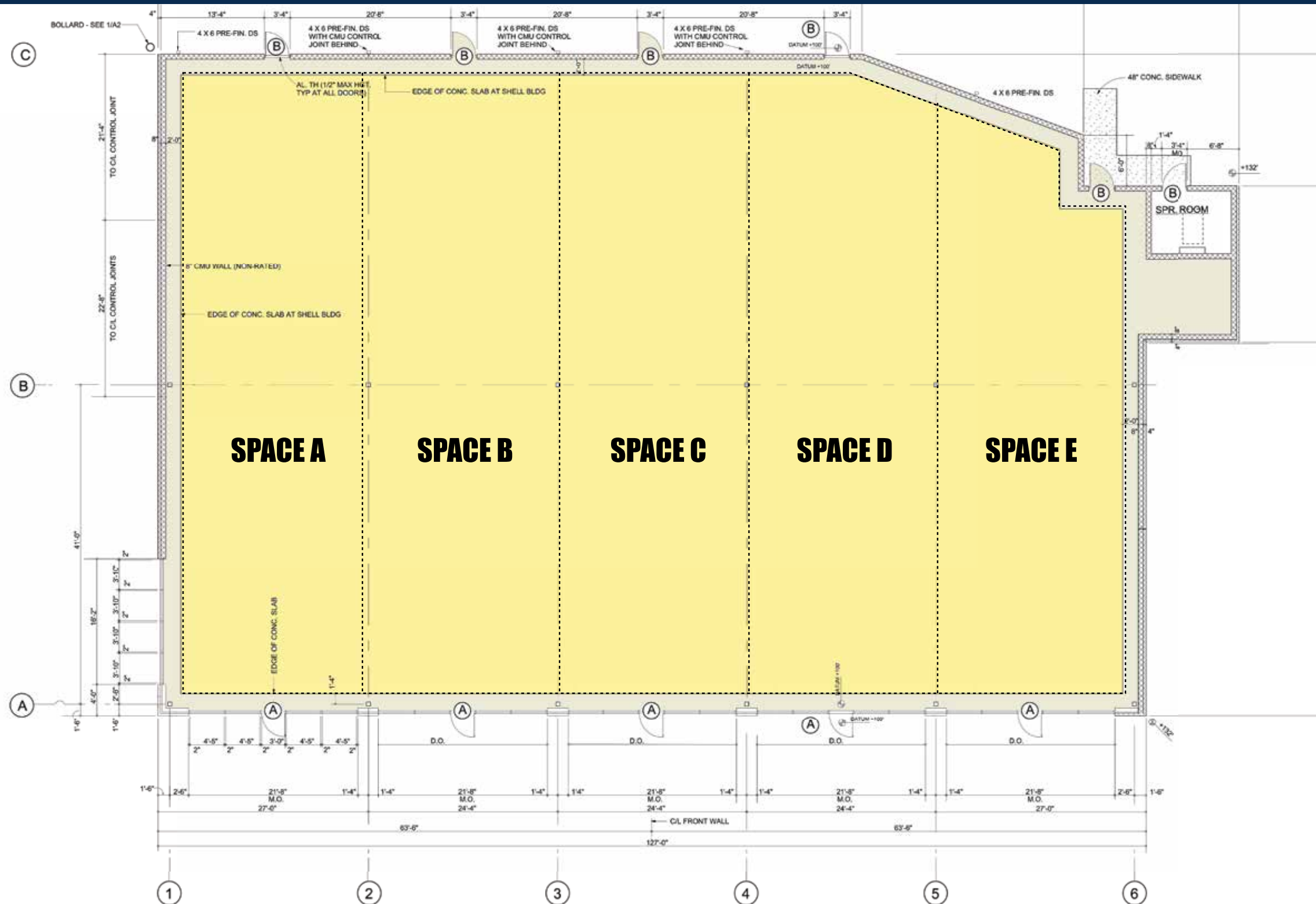
SPACE: 10,741-SF Available

CO-TENANTS: Lowes, Giant Food, Chevy Chase Bank, Cannon Ridge Golf

CONTACT:

Chris Pamboukian
cpamboukian@rappaportco.com
571.437.4524

8405 Greensboro Drive | 8th Floor | McLean, VA 22102-5121 | (T) 571.382.1290 | (F) 571.382.1210 | rappaportco.com



CELEBRATE VIRGINIA PARKWAY