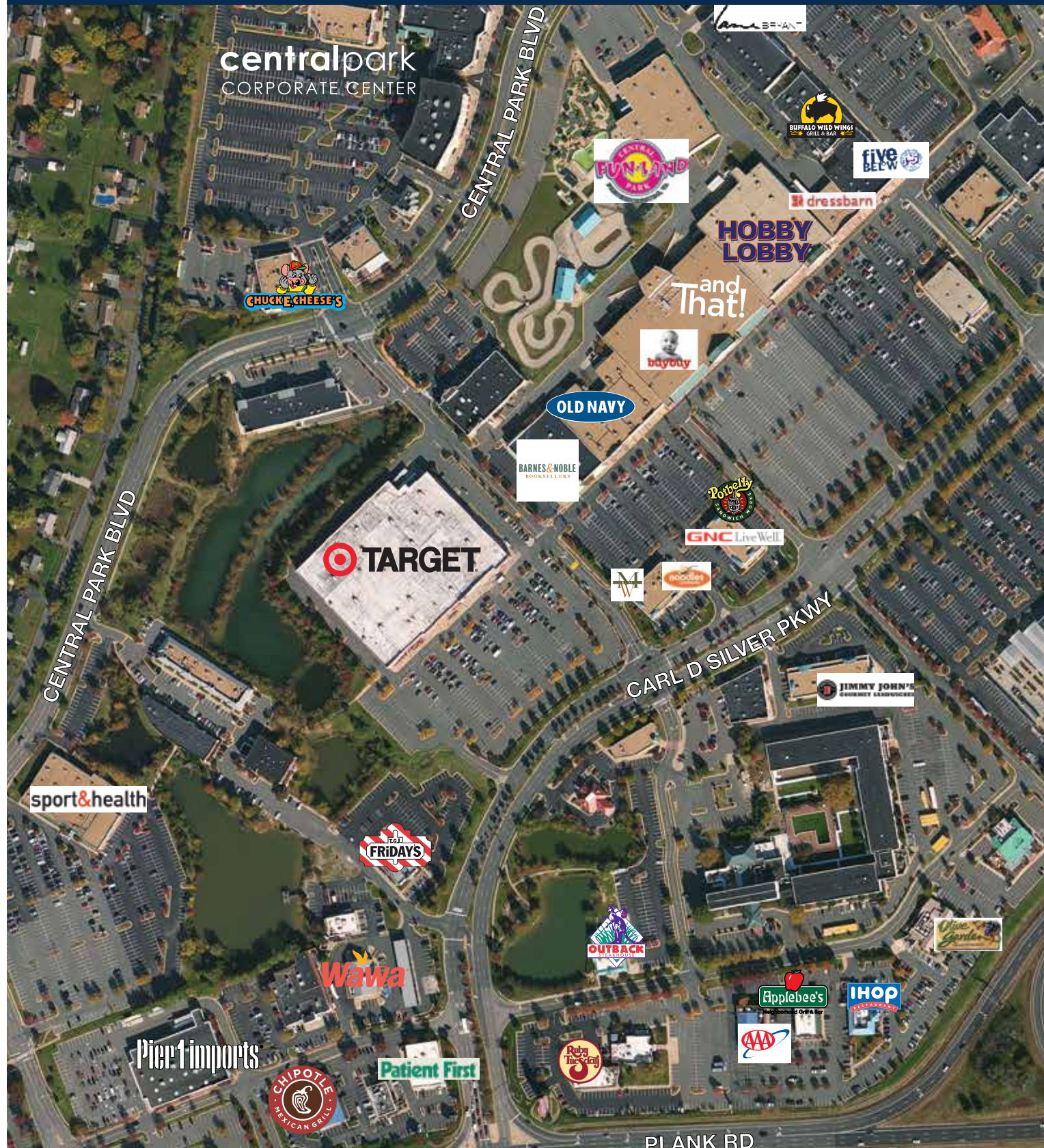


RAPPAPORT

CENTRAL PARK Fredericksburg, Virginia

2.5 million-square-foot power center



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CENTRAL PARK FACTS-AT-A-GLANCE

Located in Fredericksburg, Virginia, Central Park is a 2.5 million-square-foot power center, featuring some of the nation's most prominent retailers, a wide variety of restaurants and services, as well as hotel, office and entertainment uses. Retailers include Ann Taylor Loft, DSW Shoes, Talbot's, Target, Best Buy, Wal-Mart, Kohl's, Old Navy, Hobby Lobby, Lowes, buybuy Baby and Barnes & Noble.

With easy access from both Washington, D.C. and Richmond, Central Park draws from a wide trade area, attracting shoppers and travelers from miles away. The immediate trade area draws from the Fredericksburg market and six surrounding counties. Many of the visitors staying at the 36 area hotels make Central Park a part of their travel itinerary.

Central Park also benefits from an established daytime population of more than 3,000 employees from the 108,000 square feet of office space within the center and other businesses near Central Park. Central Park is next to Celebrate Virginia, a mixed-use development spanning 2,400 acres that will include a museum, resort, 3 million square feet of office space, three hotels, a conference center, 1,200 residential units and more.

DEMOGRAPHICS (2014)	1 MILE	3 MILES	5 MILES
POPULATION	3,762	47,535	117,069
AVG HH INCOME	\$77,821	\$76,647	\$87,324
EMPLOYEES	10,516	39,649	64,960

2.5 million-square-foot power center

BUILDING 01

Space	Sq. Ft.	Merchant
100	5,508	Available
104	496	The Hearing Aid Center
200	5,494	Get It Sold Realty

BUILDING 02

Space	Sq. Ft.	Merchant
1	4,000	Vitamin Shoppe
2	1,600	Available
3	1,200	Great Clips
4	2,912	Bank of America

BUILDING 03

Space	Sq. Ft.	Merchant
1	3,500	Palm Beach Tan
2	3,500	VA ABC
3	2,000	Firehouse Subs
4	5,036	Select Number

BUILDING 04

Space	Sq. Ft.	Merchant
1	2,788	DLR Contracting
2	6,920	QRC, Inc.
3	1,790	Available
4	2,300	Progressive Dental

BUILDING 05

Space	Sq. Ft.	Merchant
1	8,993	Dress Barn

BUILDING 06

Space	Sq. Ft.	Merchant
1	2,500	Five Guys Hamburgers
2	1,550	Sport Clips
3	3,100	C&R Carpet
4	1,433	Gamestop
5	2,000	i Care Optometry

BUILDING 07

Space	Sq. Ft.	Merchant
1	5,630	AAA Mid Atlantic, Inc.

BUILDING 08

Space	Sq. Ft.	Merchant
1	1,600	GNC
2	4,076	Mattress Warehouse
3	1,800	Potbelly

BUILDING 09

Space	Sq. Ft.	Merchant
1	7,502	Patient First

BUILDING 10

Space	Sq. Ft.	Merchant
1	8,039	Fredericksburg Vet Cntr
2	3,000	Available
3	3,662	Germana
4	1,005	Available
5	3,424	Available

BUILDING 11

Space	Sq. Ft.	Merchant
1	2,400	T-Mobile
2	5,000	Lane Bryant
3	4,600	Kirkland's
4	6,700	Kid's First Swim School
5	3,266	Sports Zone

BUILDING 12

Space	Sq. Ft.	Merchant
1	53,459	Hobby Lobby

BUILDING 13

Space	Sq. Ft.	Merchant
1	11,700	Mattress Discounters

BUILDING 14

Space	Sq. Ft.	Merchant
1	6,000	Melting Pot
2	2,500	Nationwide
3	2,400	Ancient Kabob House
4	6,400	Buffalo Wild Wings

BUILDING 15

Space	Sq. Ft.	Merchant
1	5,000	Men's Wearhouse
2	3,000	Noodles & Company

BUILDING 16

Space	Sq. Ft.	Merchant
1	6,025	Merchant's Tire

BUILDING 17

Space	Sq. Ft.	Merchant
1	30,000	Office Depot

BUILDING 18

Space	Sq. Ft.	Merchant
1	12,000	Party City
2	6,500	Tilly's
3	15,002	Old Navy

BUILDING 19

Space	Sq. Ft.	Merchant
1	9,013	Pier One Imports

BUILDING 20

Space	Sq. Ft.	Merchant
1	5,000	Sleepy's
2	5,000	Available
3	1,520	Bubble's
4	5,050	Loft
5	4,500	Talbot's
6	2,500	La Vida Massage
7	4,420	Jos A. Banks
8	1,800	Tropical Smoothie

BUILDING 21

Space	Sq. Ft.	Merchant
1	2,800	Shane's Rib Shack

BUILDING 22

Space	Sq. Ft.	Merchant
1	5,000	Simply Modern Bridal
2	1,252	Occasions by M&K
3	1,148	Available
4	2,688	Available
5	1,762	Jimmy John's

BUILDING 23

Space	Sq. Ft.	Merchant
1	29,000	Available

BUILDING 30

Space	Sq. Ft.	Merchant
1	11,000	Verizon Wireless

BUILDING 31

Space	Sq. Ft.	Merchant
1	5,017	Phoenix Salon Suites
2	4,200	Catherine's
3	8,151	Five Below
3A	760	Storage Behind Catherine's

2.5 million-square-foot power center



BUILDING 01 - SPACE 100
1171 Central Park Blvd.
Fredericksburg, VA 22401
5,508 SF
Office use



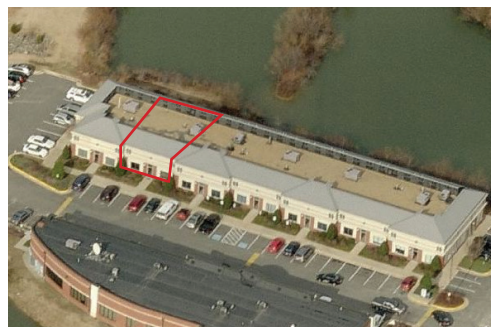
BUILDING 20 - SPACE 2
1460 Central Park Blvd.
Fredericksburg, VA 22401
5,500 SF
Retail



BUILDING 10
Central Park Blvd.
Fredericksburg, VA 22401
SPACE 2 - 3,000 SF - 1311 Central Park Blvd.
SPACE 4 - 1,005 SF - 1321 Central Park Blvd.
SPACE 5 - 3,424 SF - 1325 Central Park Blvd.



BUILDING 22
1285 Carl D Silver Pkwy.
Fredericksburg, VA 22401
Space 3 - 1,148 SF Retail
Space 4 - 2,688 SF Retail



BUILDING 04 - SPACE 3
1235 Central Park Blvd.
Fredericksburg, VA 22401
1,790 SF
Office

