

# RAPPAPORT

## FREDERICKSBURG SHOPPING CENTER Fredericksburg, Virginia

Up to 3,200 SF Available



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HIGHLY VISIBLE  
STREETFRONT  
RETAIL SPACE



### STATISTICAL SNAPSHOT 5-MILE RADIUS, 2014 DEMOS



POPULATION  
**15,919**

AVG HH INCOME  
**\$121,683**



DAYTIME POPULATION  
**140,523**



TRAFFIC COUNTS  
**44,000 VPD**  
(Route 1)



CO-TENANTS  
**Family Dollar, Citi Trends,  
Advanced Auto Parts, H&R  
Block, Verizon Wireless,  
Rent-A-Center**

### FREDERICKSBURG S.C. FACTS AT-A-GLANCE

- Grocery store anchor center
- Great co-tenancy: Family Dollar, Advanced Auto Parts, Verizon Wireless, Mary Washington Hospital Store
- Across from Mary Washington Hospital & Historic Fredricksburg Battlefield
- Two blocks away from Mary Washington University
- Newly built James Monroe High School located across the street
- Highly visible from Route 1 (Jefferson Davis Hwy)

DEMOGRAPHICS (2014)	3 MILES	5 MILES	10 MILES
POPULATION	50,714	95,392	201,034
AVG HH INCOME	\$82,071	\$88,022	\$97,720
EMPLOYEES	38,365	59,728	86,894

#### SITE FACTS

SPACE: Up to 3,200 SF

TRAFFIC COUNTS: 44,000 VPD on Route 1

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