



# Central Park

## 3,650 SF Pad Site Available

1980 Carl D. Silver Parkway, Fredericksburg, VA 22401



[www.mcbrealestate.com](http://www.mcbrealestate.com)

# Central Park Pad Site

1980 Carl D. Silver Parkway  
Fredericksburg, VA 22401

JOIN



## PROPERTY HIGHLIGHTS

- » Rare leasing opportunity for a 3,650 SF bank/retail pad site nestled between Wegmans and Walmart within one of the East Coast's largest retail developments
- » Central Park spans 2.5 million square feet, showcasing a diverse mix of the nation's leading retailers, restaurants, and services
- » With substantial traffic from nearby hotels, offices, and entertainment establishments within the power center, this destination is prime for business
- » The pad site ensures strong visibility, convenient access, and ample parking

## DEMOGRAPHICS

Drive Time	Population	Daytime Population	Households	Average Household Income	Median Household Income	Per Capita Income
10 min	57,449	62,178	22,302	\$95,715	\$75,789	\$37,422
15 min	131,278	109,734	48,140	\$102,313	\$87,615	\$37,700



# Central Park

Fredericksburg, VA





MCB CENTRAL PARK ASSETS		
Silver Diner	Space A	Occupied
Chase Bank	Space B	Occupied
El Patron	Space F	Occupied
Chick-Fil-A	Space G	Occupied
Starbucks	Space H	Occupied
McDonald's	Space I	Occupied
-	Space J	Leased
3,650 SF	Space L	Vacant

Central  
Park

FALL HILL AVE

639

639

Fredericksburg, VA

639

FALL HILL AVE

639

CARL D. SILVER PKWY

CARL D. SILVER PKWY

3,650 SF

DRIVE-THRU →  
DRIVE-THRU →

FUEL  
STATION



mcbrealstate.com



# Central Park Pad Site

Join the bustling corridor of Central Park

Annual visitors:



2.5M



1.1M



2.5M



1.1M



## CONSUMER SPENDING

	3 Mile	5 Mile	10 mile
Apparel	\$38 M	\$104M	\$175 M
HH Furnishings & Equipment	\$37.5 M	\$104 M	\$176 M
Retail Goods	\$43.4 M	\$443.5 M	\$1,330 M
Entertainment	\$60.7 M	\$166 M	\$281 M
Food and Beverages	\$157 M	\$424 M	\$707 M



146,000

VPD on Rt. 95



23,500

VPD on Carl D. Silver Parkway



38,000

VPD on Plank Rd./ Rt. 3



CONTACT:

**Adam Rabin | Vice President, Retail Leasing**

240.497.0520 ext. 153

[arabin@mcbrealestate.com](mailto:arabin@mcbrealestate.com)



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