







RAPID RAPPORT

FREDERICKSBURG, VA
3,000 - 18,700 SF AVAILABLE

WAVERLY VILLAGE
FREDERICKSBURG, VA

Directly visible from high-traffic Route 3 (Plank Road), Waverly Village encompasses convenience and accessibility for Fredericksburg residents, shoppers, and professionals in the heart of the retail hub for the city. With 45,300 SF, this shopping center features four distinctive entrances, a blended tenant mix of national retailers for essential, service, and dining offerings. Plenty of pylon signage, parking, and a town square-like design create an ideal shopping experience for the community.

DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	4,482	54,851	128,961
 DAYTIME POPULATION	11,984	43,824	68,833
 HOUSEHOLD INCOME	\$112,351	\$89,704	\$99,752
 TRAFFIC COUNTS	80,000 on Plank Road (Rt. 3)		

CO-TENANTS



SITE PLAN

WAVERLY VILLAGE | FREDERICKSBURG, VA

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RAPPAPORT

WAVERLY VILLAGE | 3546 PLANK ROAD, FREDERICKSBURG, VA

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