

# 1280 CENTRAL PARK BLVD

FREDERICKSBURG, VA

10,578 SF AVAILABLE

RAPPAPORT









**1280 CENTRAL PARK BLVD**  
**FREDERICKSBURG, VA**

1280 Central Park Blvd is situated on an easily accessible outer edge of the large Central Park shopping center in Fredericksburg, VA. The building is close to Fun Land of Fredericksburg, Sky Zone Trampoline Park, Target, Barnes & Noble, Old Navy, United Bank, and more. It is a short distance from the intersection of I-95 and VA-3.

**DEMOGRAPHICS 2024**

	1 MILE	3 MILES	5 MILES
 <b>POPULATION</b>	3,563	50,860	127,999
 <b>DAYTIME POPULATION</b>	13,172	68,316	138,197
 <b>HOUSEHOLD INCOME</b>	\$110,734	\$99,595	\$107,244
 <b>TRAFFIC COUNTS</b>	146,000 on I-95		

**CO-TENANTS**



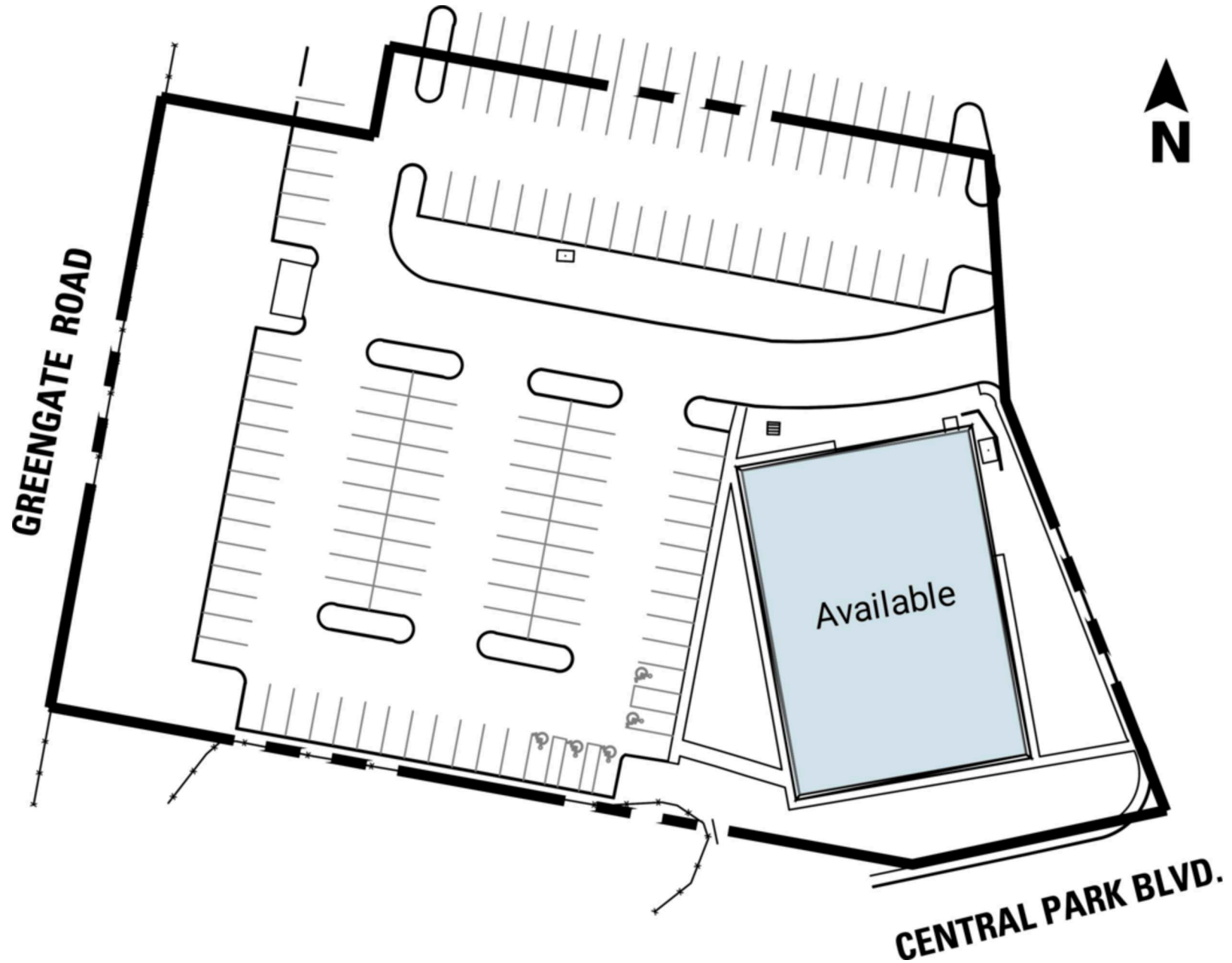




## SITE PLAN

1280 CENTRAL PARK BLVD | FREDERICKSBURG, VA

10,578 SF AVAILABLE



**1280 CENTRAL PARK BLVD**  
**FREDERICKSBURG, VA**





# RAPPAPORT

1280 CENTRAL PARK BLVD | 1280 CENTRAL PARK BLVD, FREDERICKSBURG, VA

Kyle Gamber | [kgamber@rappaportco.com](mailto:kgamber@rappaportco.com) | 571.382.1216

[rappaportco.com](http://rappaportco.com)