



**1280 CENTRAL PARK BLVD |**  
**Fredericksburg, VA**





# 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.



## 2024 Demographics

	1 mi.	3 mi.	5 mi.
Population	3,563	50,860	127,999
Daytime Population	13,172	68,316	138,197
Household Income	\$110,734	\$99,595	\$107,244
Traffic Counts	146,000 on I-95		

## Co-Tenants





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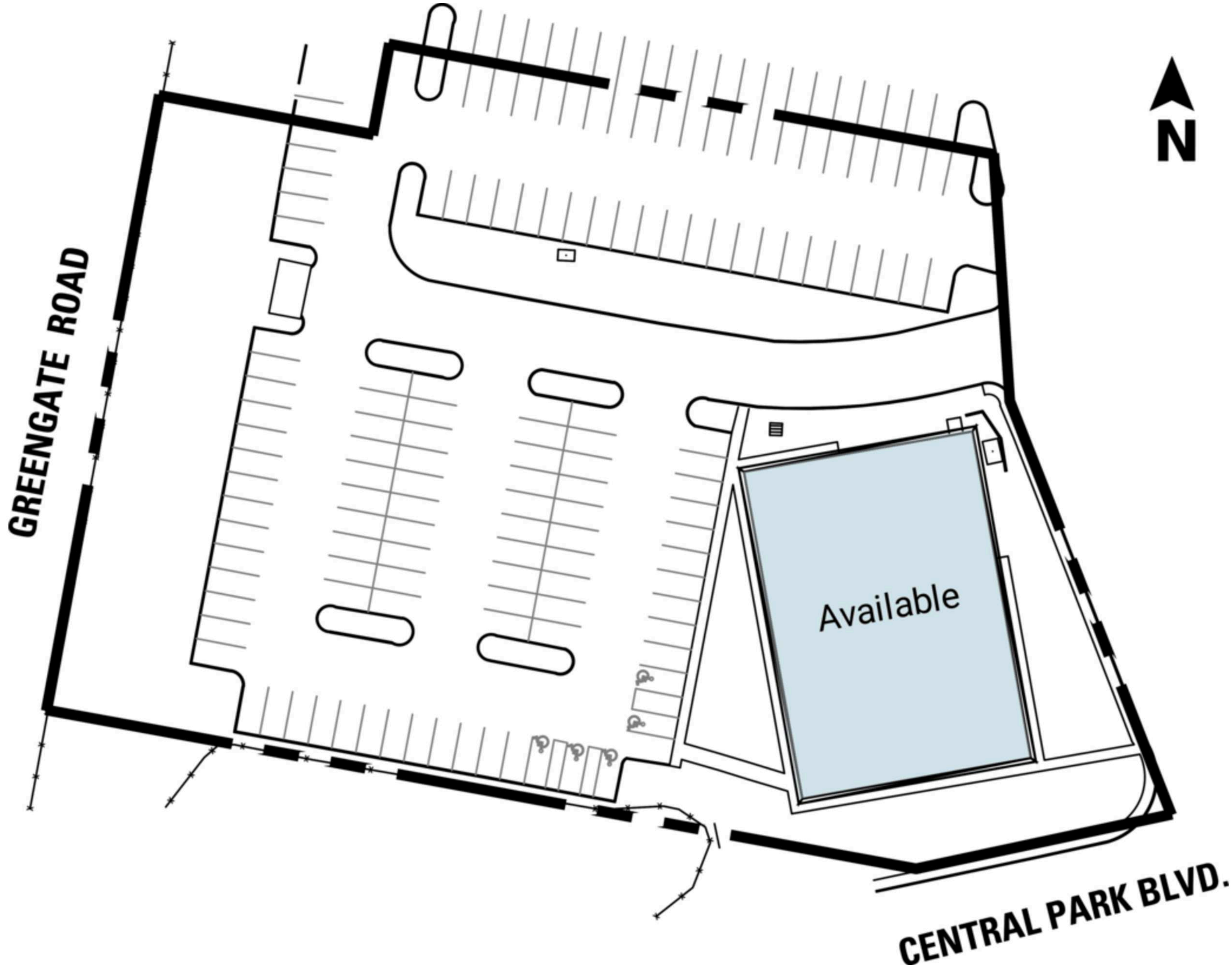




# The Area

# Site Plan

● Space Available





# The Property



1280 Central Park Blvd



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