



WAVERLY VILLAGE

Fredericksburg, VA

3,000 - 18,700 SF available

RAPPAPORT
CULTIVATING PLACES

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.

2025 Demographics

	1 mi.	3 mi.	5 mi.
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

3,000 - 18,700 SF available



● Space Available



The Property

Discover your next retail opportunity at
rappaportco.com



WASHINGTON, D.C. | MARYLAND | VIRGINIA

WAVERLY VILLAGE | 3546 PLANK ROAD, FREDERICKSBURG, VA

Susan Bourgeois | sbourgeois@rappaportco.com | 571.382.1288