



# FOR LEASE

## Retail Space



Open Floorplan



Private Offices



Meeting Rooms



2200 Carl D Silver Parkway,  
Suite 100  
Fredericksburg, VA 22401

Fredericksburg  
Expo Center

Wegmans  
Food Market

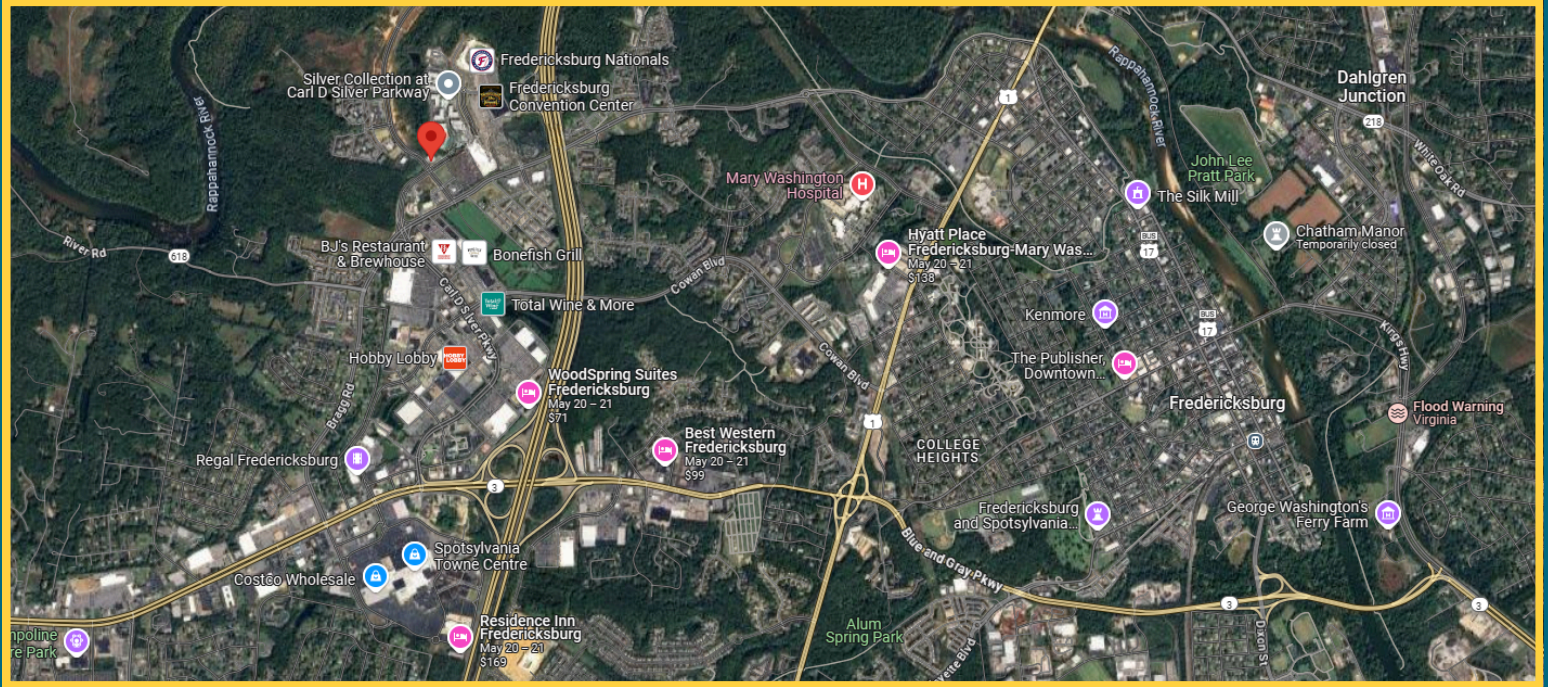


This space is ideal for retailers, specialty shops, fitness concepts, cafés, or professional services looking to capitalize on a built-in audience and a high-profile address.



# PRIME RETAIL SPACE AVAILABLE

Seize the opportunity to establish your business in one of Fredericksburg's most sought-after commercial locations. This ground-floor retail space, located within the contemporary Silver Collection Hotel building, offers unmatched visibility, convenience, and foot traffic in the heart of the Central Park retail corridor.



## FEATURES & AMENITIES

- Flooring Type: 410 SF carpet and 2,840 SF tile
- 10ft Ceilings
- Wet Sprinkler System / Building Fire Alarm
- Pedestrian-friendly environment with 48 parking spaces and 2 ADA parking spaces
- Built in 2020 with upscale finishes and strong co-tenancy
- HVAC: Heat Pump split system / 2020 original equipment

### Location & Accessibility

Strategically positioned just off **Interstate 95 (Exit 130B)** and along **U.S. Route 3 (Plank Road)**, this location ensures **seamless access for both local and regional traffic providing high-volume exposure** in one of Virginia's busiest corridors.

### High-Traffic Retail Hub

- Set within the expansive Central Park Shopping District and surrounded by more than 200 national retailers, restaurants, and entertainment venues
- Directly adjacent to the Fredericksburg Expo and Conference Center—a major driver of year-round foot traffic—and just steps away from Wegmans, one of the area's most popular and consistently busy grocery destinations

Status	: For Lease
Property Type	: Retail
Spaces	: 1 Available Unit
Spaces Available	: 3,250 SF
Address	: 2200 Carl D Silver Parkway, Suite 100 Fredericksburg, VA

## CONTACT FOR PRICING

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