



COWAN CROSSINGS

PRIME RETAIL SPACE AVAILABLE FOR SALE OR LEASE



FOR MORE DETAILS CONTACT:

STEVE JONES

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Silver Companies

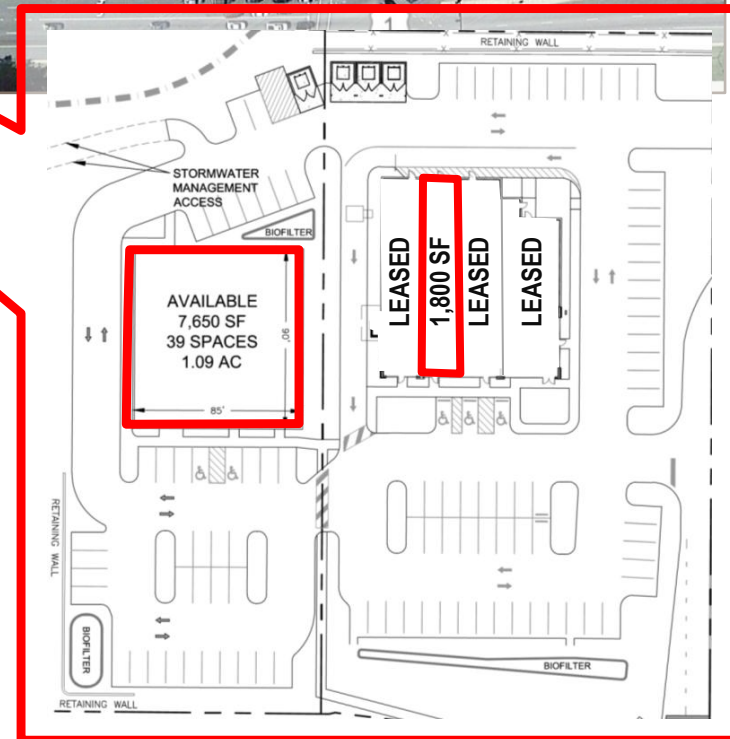
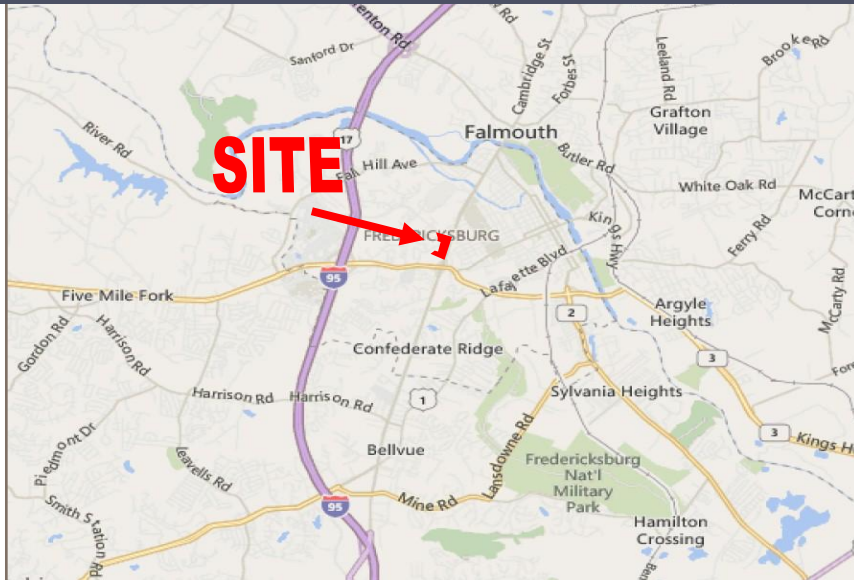
1201 Central Park Blvd

Fredericksburg, VA 22401

AERIAL LAYOUT



LOCATION



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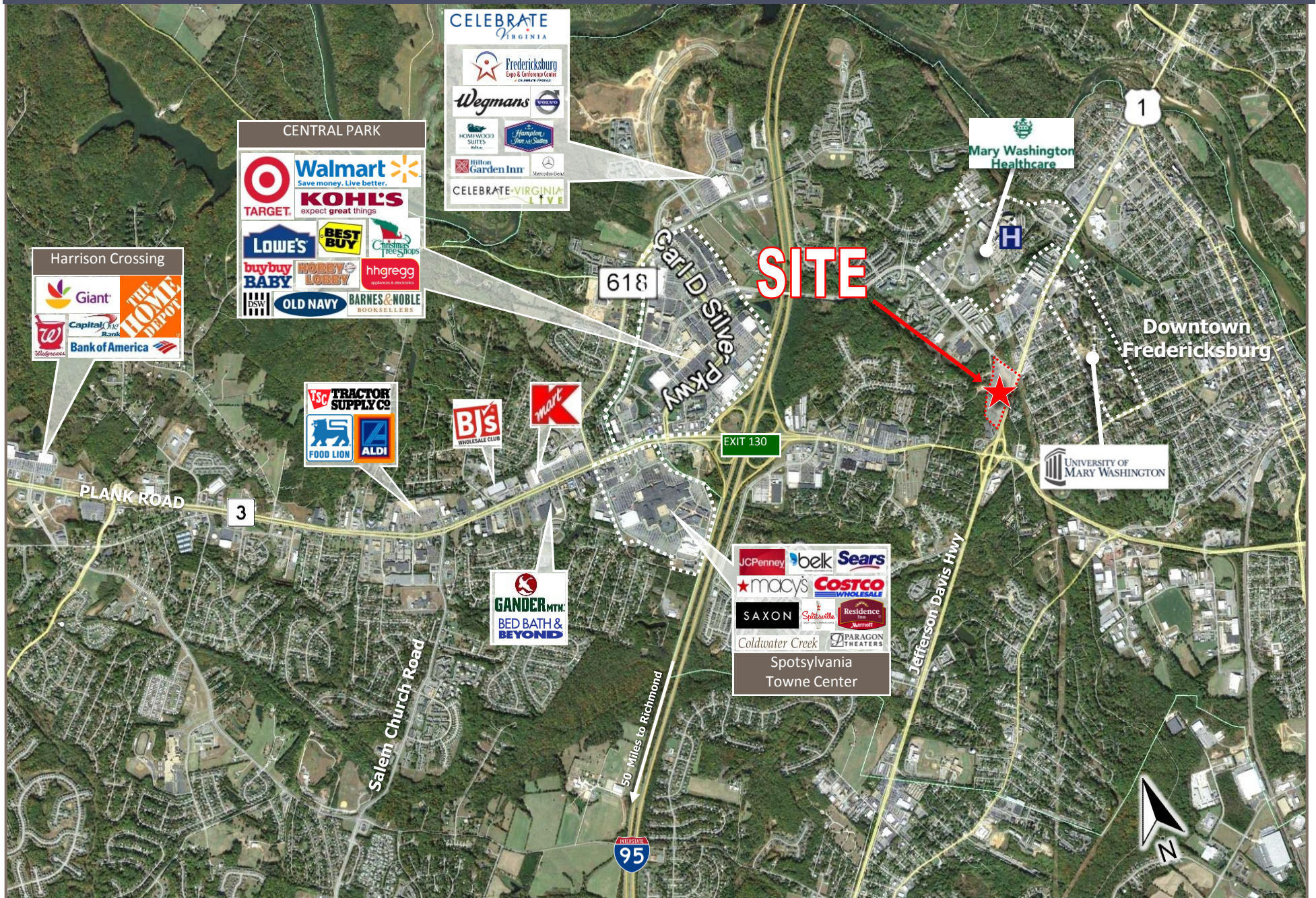
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LOCAL PROXIMITY MAP



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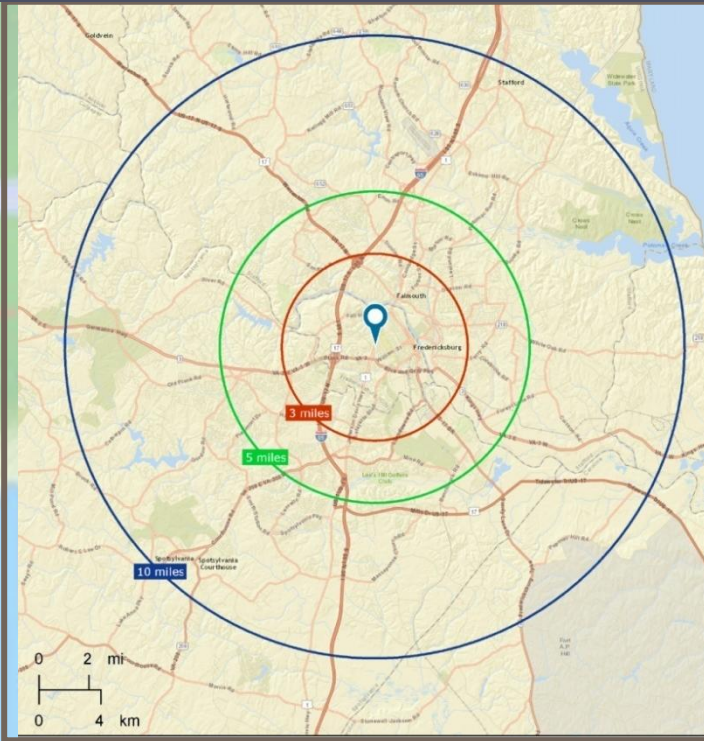
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DEMOGRAPHICS



	3 MILES	5 MILES	10 MILES
Population	51,336*	110,191*	189,113*
	57,959**	120,758**	206,776**
Households	19,298*	40,345*	65,863*
	21,987**	44,442**	72,236**
Average HH Income	\$76,329*	\$85,301*	\$94,336*
	\$86,260**	\$95,767**	\$106,922**
*2014 Estimate **2019 Projection			

PROPERTY HIGHLIGHTS

- Prime commercial parcels available for sale or lease
- Located at the busy intersection of Route 1/Jefferson Davis Hwy & Cowan Blvd, with combined traffic counts of 44,000 ADT
- The site is positioned less than ½ mile from Route 3/Plank Road and minutes from I-95
- Strategically located nearby Mary Washington Hospital with 437 Beds and nearly 700,000 SF of office space
- Within walking distance to University of Mary Washington with enrollment over 5,000 students
- Excellent visibility and direct access from both Route 1 and Cowan Blvd
- One mile from historic downtown Fredericksburg

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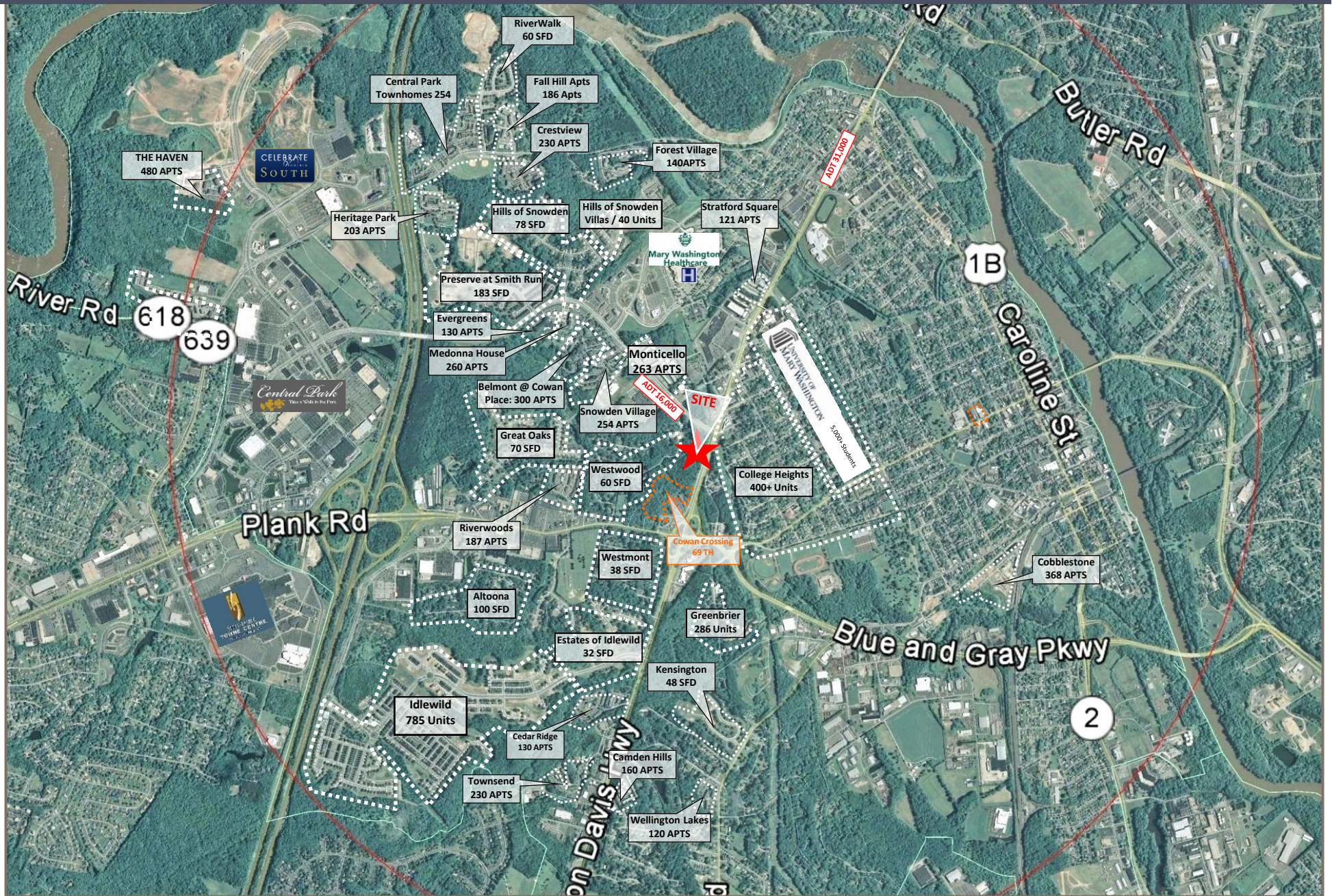
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AERIAL HOUSING EXHIBIT



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COWAN CROSSINGS

SILVER
COMPANIES

AERIAL OFFICE EXHIBIT



Use	Square-footage
1. Kaiser Permanente	29,099 sq. ft.
2. DJK Properties/Dr Joon Kil	13,786
3. Gastroenterology Assoc.	20,568
4. Urology Associates	16,289
5. Rappahannock Women's Health Ctr. and Lab Care	16,262
6. Pratt Medical office	15,440
7. Regional Cancer Center	37,175
8. Mary Washington Hospital Women's Center	33,746
9. Moss Free Clinic	32,000
10. Psychiatric Center	37,707
11. Tompkins-Martin Medical Plaza	77,108
12. Medicorp Properties day care center	6,252
13. Cowan Invest. Group complex	25,000 (appx 50% medical)
14. FGG Rehab Care/ Health South	49,531
15. The Park at Snowden Office Park complex	100,000
16. Snowden Executive Center complex	65,000
17. Snowden Office Park complex	48,000
18. Fall Hill Professional/Orthopedics	13,366
19. Fall Hill Plastic Surgery Services	5,421
TOTAL	629,250 sq. ft.

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COWAN CROSSINGS

SILVER
COMPANIES

COMPANIES

CELEBRATE
SOUTH

THE HAVEN
480 APTS

CENTRAL PARK TOWNHOMES

FALL HILL APTS
186 APTS

CRESTVIEW
230 APTS

FOREST VILLAGE
140 APTS

NORMANDY VILLAGE
284 HOMES



RIVERSIDE MANOR
188 APTS

**HAMPTONS AT
CELEBRATE NOBLE
128 HOMES
(PROPOSED)**

**PRESERVE AT
SMITH RUN
183 HOMES**

**HILLS OF
SNOWDEN
78 HOMES**



**HILLS OF
SNOWDEN VILLAS
40 HOMES**

STRATFORD SQ
121 APTS

An aerial photograph of a city grid, likely Fredericksburg, Virginia, showing a dense pattern of streets and buildings. The text is overlaid on the image in a bold, white, sans-serif font.

**HISTORIC
DOWNTOWN
FREDERICKSBURG
2,200 HOMES**

5,000 STUDENTS

SITE

COLLEGE HEIGHTS
400+ HOMES

**COWAN CROSSING
TOWNHOMES
69 HOMES
(PROPOSED)**

COBBLESTONE
368 APTS

**GREENBRIER
286 HOMES**



KENSINGTON
Spring Rd
48 HOMES

ESTATES OF IDLEWILD 38 HOMES

**IDLEWILD
785 HOMES**

ALTOONA 100 HOMES

WESTMONT
38 HOMES

Central Park
Take a Walk in the Park



**SPOTSYLVANIA
TOWNE CENTRE.**
Fredericksburg, VA

FOR MORE INFO

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COWAN CROSSING

AERIAL PROXIMITY EXHIBIT

SILVER
COMPANIES

HARRISON CROSSING

Logos include: THE HOME DEPOT, Giant, PETCO, STARBUCKS COFFEE, SONIC, SUBWAY, TACO BELL, Wendy's, goodwill, Walgreens, BURGER KING, McDonald's, WELLS FARGO, Salsarita's, O'Reilly, Neibauer DENTAL CARE, Bank of America, NextCare URGENT CARE, UNION, F, Capital One, SLEEPY'S, Little Caesars.

CENTRAL PARK

Logos include: TARGET, KOHL'S, BARNES & NOBLE, DSW, Panera, OLD NAVY, The Melting Pot, FRIDAYS, BEST BUY, five BELOW, LOWE'S, BONEFISH GRILL, SHANE'S, hhgregg, Long John Silvers, buy buy BABY, JOE'S CRAB SHACK, BUFFALO WILD WINGS, CHIPOTLE, OUTBACK STEAKHOUSE, Backer Barrel, McDonald's, Krispy Kreme, IHOP, FIVE GUYS, Panda Express, noodles, Olive Garden, BB&T, ULTA, A.C. MOORE, Bank of America, Ruby Tuesday, CARRABBA'S, Peter Chang, Wawa, Bonchon, Chick-fil-A, SUBWAY, Walmart.

CELEBRATE VA SOUTH

Logos include: Fredericksburg Expo & Conference Center, Hilton Garden Inn, CELEBRATE, SHEETZ, Wegmans, HOMewood SUITES, Hampton Inn & Suites.

COWAN CROSSING

Logos include: Jersey Mike's, Vinnys, STARBUCKS COFFEE, BURGER KING, CVS pharmacy, First Citizens Bank.

CHANCELLOR CENTER

Logos include: TRACTOR SUPPLY CO., SHERWIN WILLIAMS, ALDI, McDonald's, Autozone, PNC, Offenhach's, CVS pharmacy.

GANDER MTN. BED BATH & BEYOND

SPOTSYLVANIA TOWNE CENTER

Logos include: macy's, Gymboree, PARAGON THEATERS, belk, RED LOBSTER, PACSUN, VICTORIA'S SECRET, COACH, EXPRESS, J.Jill, Steamers, HOLLISTER, FIREBIRDS, Saxon, PLACE, Aveda, ARHAUS, charlie, Logans ROADHOUSE, JCPenney, SEPHORA, Sears, HomeGoods, Residence Inn, Chick-fil-A, Cinnabon, White House, BLACK MARKET, Spitzville, Park Lane, NY & C, BAM!, Michaels, Starbucks, COSTCO WHOLESALE, crocs.

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