

**DOMINION SQUARE
CULPEPER, VIRGINIA**



James Madison Hwy & Ira Hoffman Ln
Culpeper, VA 22701



For more information, please contact:



MOLLY MORGAN

704.319.4936

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2825 South Blvd, Ste 300
Charlotte, NC 28209
www.astonprop.com

AVAILABILITY

3,000 sf SHOP

12,000 sf JUNIOR ANCHOR

37,025 sf ANCHOR

ESTABLISHED RETAIL DESTINATION

A long-standing shopping hub serving Culpeper and surrounding counties, now positioned as the center of the local retail market

STRATEGIC LOCATION

Situated about 70 miles southwest of Washington, DC, and 50 miles north of Charlottesville

EXCELLENT CONNECTIVITY

Easily accessed via U.S. Route 29 and U.S. Route 15, with strong daily traffic counts



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Shop	Tenant	Sq Ft						
1A	Harbor Freight Tools	12,860	8	Rack Room Shoes	7,200	21	Jackson Hewitt	1,200
1B	TJ Maxx	24,639	10	Domino's Pizza	2,000	22	AVAILABLE	3,000
2	AVAILABLE	12,000	11	Cosmoprof	2,400	23	Tobacco Land & Vape	4,000
3	J&R Jewelers	975	12A	Planet Fitness	21,940	24	Dollar Tree	13,000
4	Hair Cuttery	975	12B	Five Below	12,230	25	AVAILABLE	37,025
5	Subway	1,300	13	UVA Health	5,600	OP1	El Agave	1,450
6	Tops China	1,300	17	America's Best Contacts	4,400	OP2	WingStop	1,800
7	Pro Nails	975	20	Metro PCS	1,600	OP3	Aspen Dental	3,600

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DEMOGRAPHICS

RADIUS	1 MILE	3 MILES	5 MILES
POPULATION	6,644	25,073	32,665
DAYTIME POPULATION	2,657	9,489	11,513
AVG HH INCOME	\$107,460	\$121,214	\$126,319

TRAFFIC COUNTS

Ira Hoffman Ln	10,100 VPD
James Madison Hwy	21,400 VPD
US-15	30,200 VPD



**HARBOR
FREIGHT
TOOLS**

**DOLLAR
TREE**

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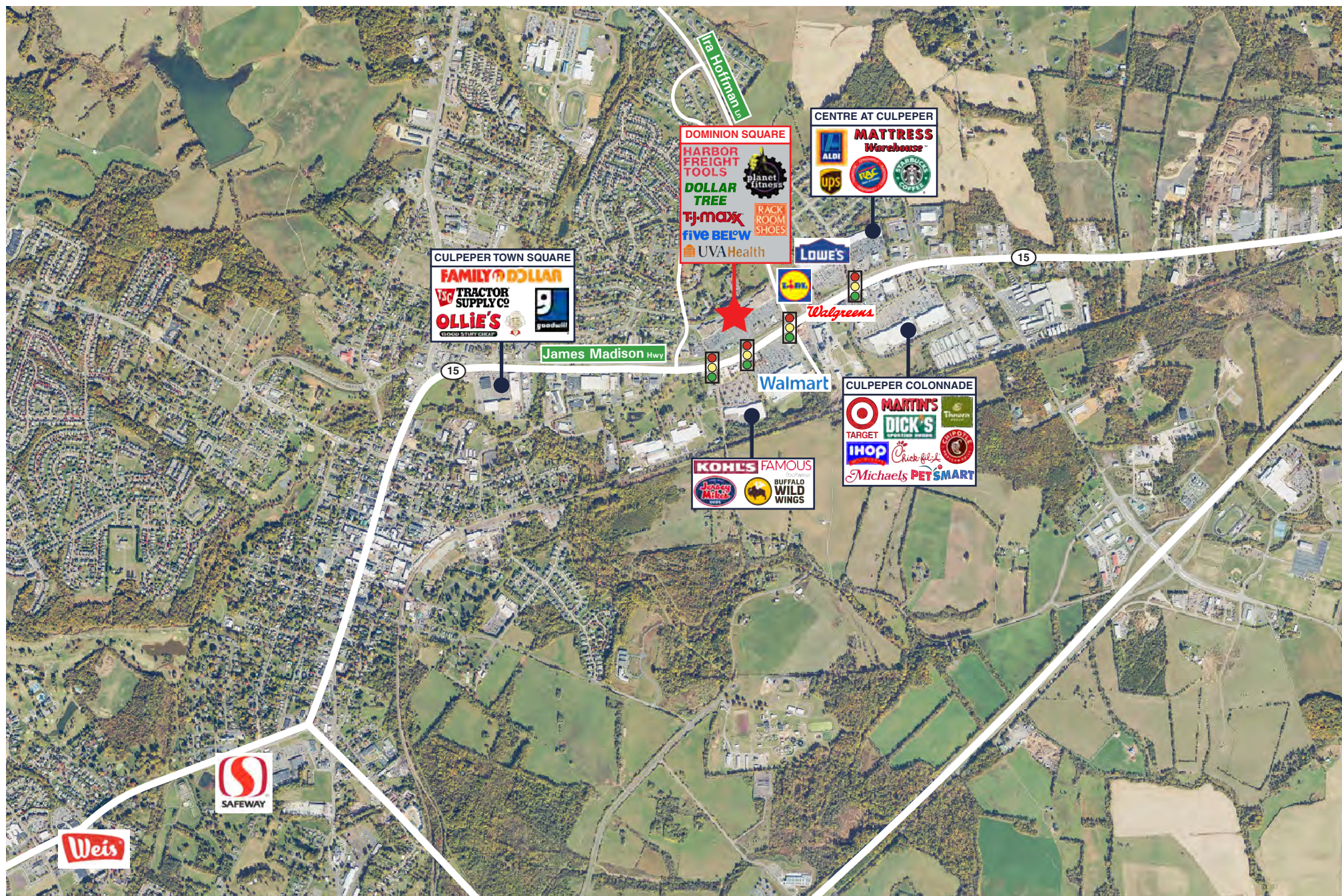
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**RACK
ROOM
SHOES**



UVA Health
AspenDental®

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