

**DOMINION SQUARE
CULPEPER, VIRGINIA**



James Madison Hwy & Ira Hoffman Ln
Culpeper, VA 22701



For more information, please contact:



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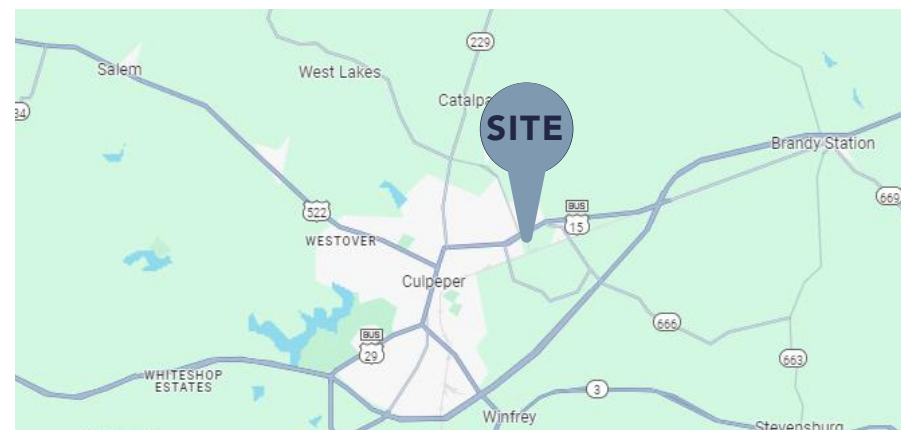
3,000 sf SHOP AVAILABLE
12,000 sf JUNIOR ANCHOR AVAILABLE
37,025 sf ANCHOR AVAILABLE

PROPERTY FEATURES

- Long-standing shopping destination for residents in neighboring counties and now well-positioned as the center of the retail market in Culpeper
- The town of Culpeper is situated in Northern Virginia about 70 miles southwest of Washington, DC and 50 miles north of Charlottesville
- Well-connected by major highways (U.S. Route 29 and U.S. Route 15)

TRAFFIC COUNTS

Ira Hoffman Ln	12,600
James Madison Hwy	22,200
US-15	23,600



DEMOGRAPHICS

RADIUS	1 MILE	3 MILES	5 MILES
POPULATION	6,833	24,349	31,473
DAYTIME POPULATION	2,567	9,425	11,295
AVG HH INCOME	\$100,730	\$112,301	\$116,820

JOIN THESE RETAILERS



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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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