DOMINION SQUARE
CULPEPER, VIRGINIA

ASTON

James Madison Hwy & Ira Hoffman Ln
Culpeper, VA 22701



For more information, please contact:

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2825 South Blvd, Ste 300
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Shop	Tenant	Sq Ft
1A	Harbor Freight Tools	12,860
1B	TJ Maxx	24,639
2	Dollar Tree (Future)	12,000
3	J&R Jewelers	975
4	Hair Cuttery	975
5	Subway	1,300
6	Tops China	1,300
7	Pro Nails	975
8	Rack Room Shoes	7,200
10	Domino's Pizza	2,000
11	Cosmoprof	2,400
12A	Planet Fitness	21,940
12B	Five Below	12,230
13	UVA Health	5,600
17	America's Best Contacts	4,400
20	Metro PCS	1,600
21	Jackson Hewitt	1,200
22	**AVAILABLE**	**3,000**
23	Tobacco Land & Vape	4,000
25	Publix (Future)	54,964
OP1	El Agave	1,450
OP2	WingStop	1,800
OP3	Aspen Dental	3,600

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Publix® **COMING SOON** | **3,000 sf shop AVAILABLE**

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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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

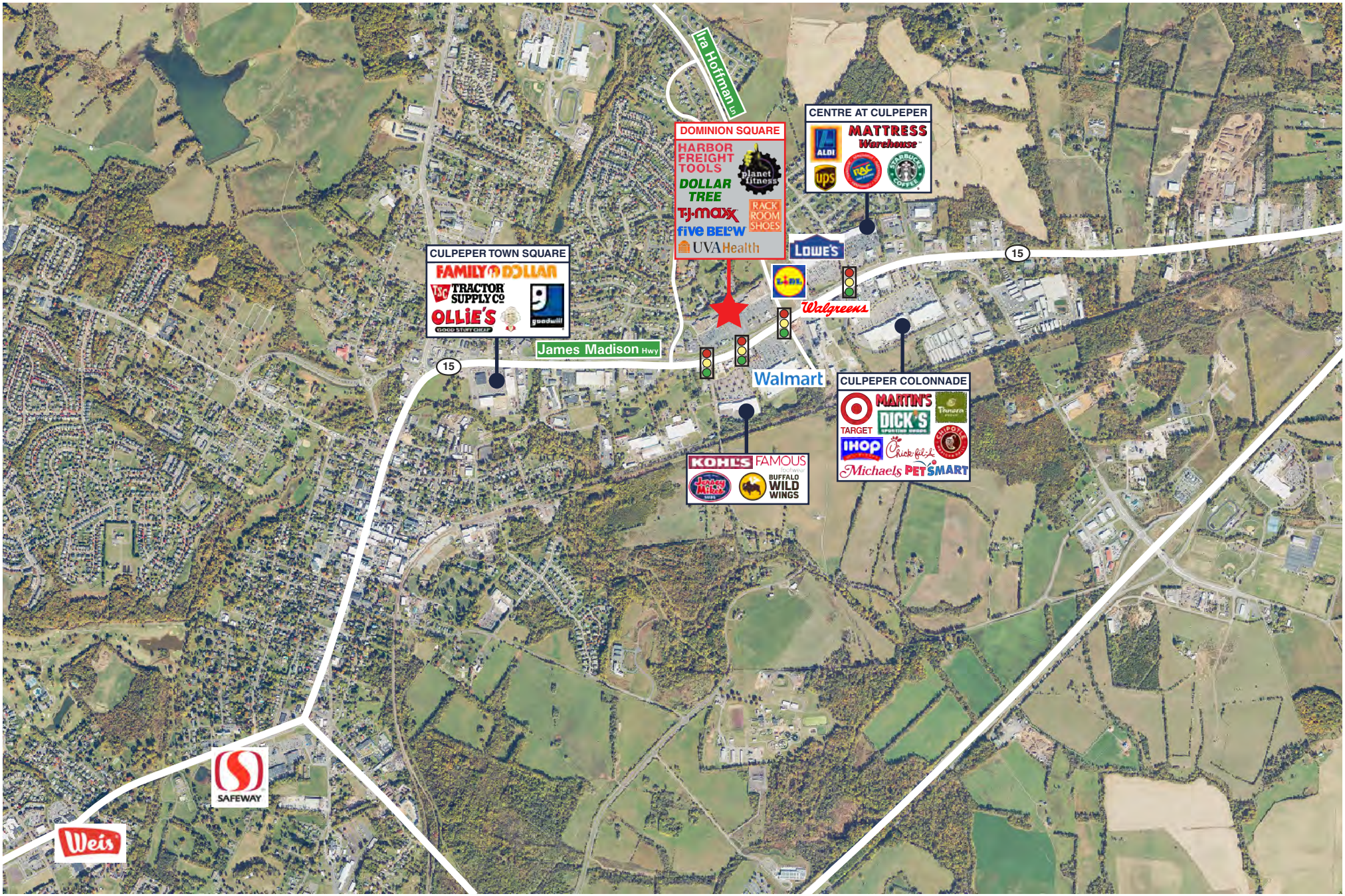
HARBOR FREIGHT TOOLS
DOLLAR TREE
T.J.maxx
five BELOW
RACK ROOM SHOES
planet fitness
UVA Health
AspenDental





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