

**DOMINION SQUARE
CULPEPER, VIRGINIA**



Trade Area

Located in Culpeper County, Dominion Square draws from numerous surrounding counties of the upper Piedmont region of Virginia

Demographics

2022 Est. Population

1 mile	5,295
3 miles	22,609
5 miles	31,054

*11/2022 AGS

Average Household Income

1 mile	\$78,815
3 miles	\$85,679
5 miles	\$95,811

*2022 Estimate

Traffic Counts

Bus Hwy 15/29 22,500

*2022 Inrix

Anchors

TJ Maxx
Five Below
Rack Room Shoes
Big Lots
Harbor Freight Tools
Dollar Tree
JOANN
Planet Fitness

Gross Leasable Area

172,069 sf

Availability

1,800 sf
3,000 sf
5,600 sf

Other Highlights

Other retailers in the area include Target, Kohl's, PetSmart, Staples, and Lowe's

Dominion Square

James Madison Highway and
Ira Hoffman Lane
Culpeper, Virginia 22701

Leased by:

Molly M. Morgan

704.319.4936

mmmorgan@astonprop.com

ASTON

PERFORMANCE.
RELIABILITY.
INTEGRITY.

610 E. Morehead St.
Suite 100
Charlotte, NC 28202
704.366.7337
www.astonprop.com

DOMINION SQUARE
CULPEPER, VIRGINIA



Shop	Tenant	Sq Ft							
1A	Harbor Freight Tools	12,860	10	Domino's Pizza	2,000	23	Tobacco Land & Vape	4,000	
1B	TJ Maxx	24,639	11	Cosmoprof	2,400	24	Dollar Tree	13,000	
2	JoAnn Fabric	12,000	12A	Planet Fitness	21,940	25	Big Lots	37,025	
3	J&R Jewelers	975	12B	Five Below	12,230	OP1	El Agave	1,450	
4	Hair Cuttery	975	13	AVAILABLE	5,600	TOTAL		172,069	
5	Subway	1,300	17	America's Best Contacts	4,400	OP2	AVAILABLE	1,800	
6	Tops China	1,300	20	Metro PCS	1,600	OP3	Aspen Dental	3,600	
7	Pro Nails	975	21	Jackson Hewitt	1,200				
8	Rack Room Shoes	7,200	22	AVAILABLE	3,000				

May 2023

ASTON

DOMINION SQUARE OUTPARCEL ELEVATIONS
CULPEPER, VIRGINIA



May 2023

ASTON