

# 35058 GERMANNA HEIGHTS DRIVE

35058 Germanna Heights Drive, Locust Grove, VA 22508  
Orange County



## RETAIL FOR LEASE

### NEARBY RETAILERS:

**Walmart** 

**MURPHY  
USA** 

- 2 - 3 Pad Sites Available.
- Strategically located in Locust Grove, Orange County, Virginia between high growth markets of Fredericksburg and Culpepper.
- Ideally situated on Germanna Highway between Lake of the Woods (4,200 homes) and Germanna Community College (10,012 students).
- Underserved retail market in need of Pharmacy, Bank, Fast Food, Sit Down Restaurants, Gas Station, Convenience Store & Automotive Uses.

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## MARKET AERIAL

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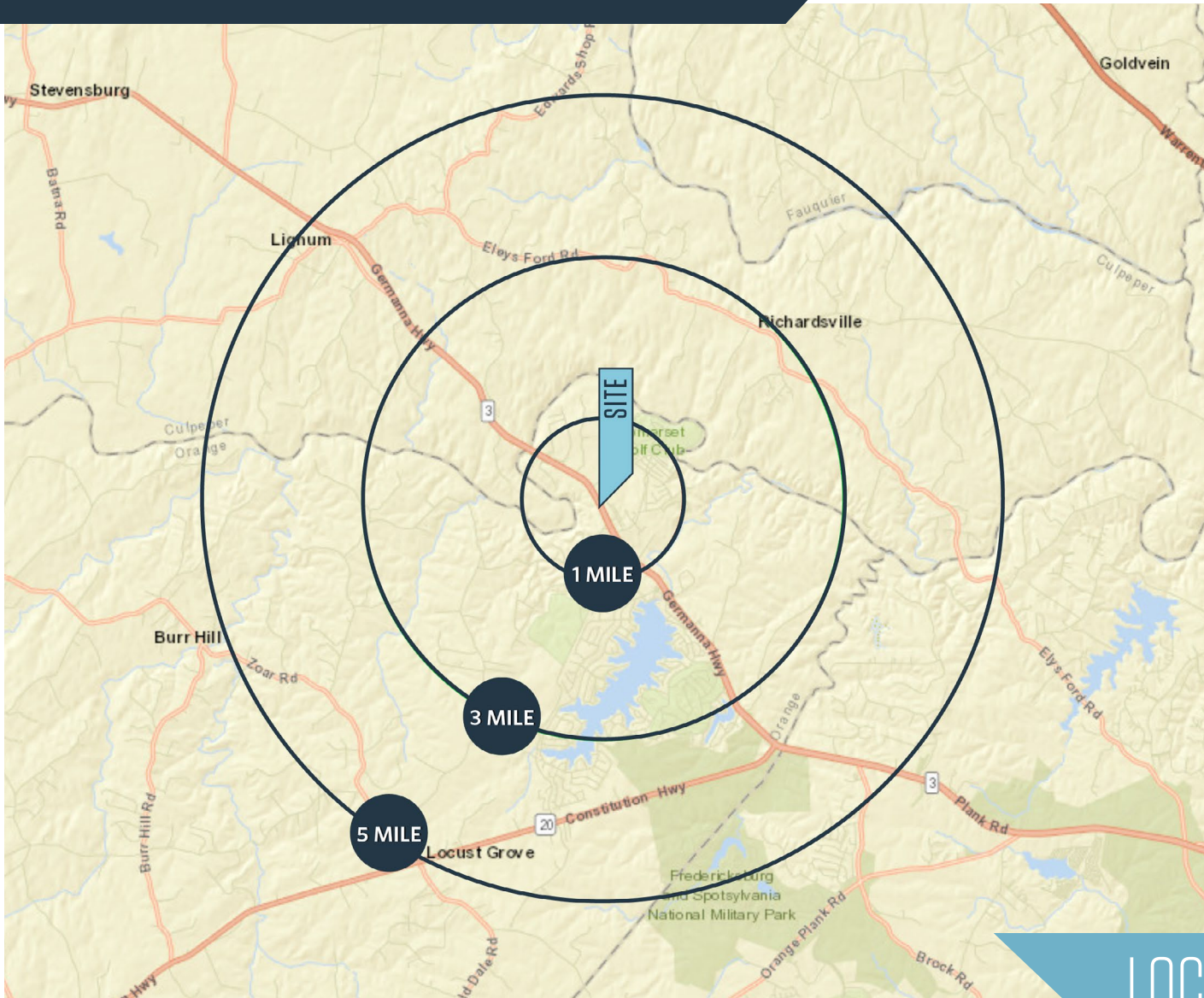
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## DEMOGRAPHICS | 2021:

1-MILE	3-MILE	5-MILE
Population		
3,188	10,187	16,215
Daytime Population		
2,904	8,872	14,260
Households		
1,041	3,851	6,080
Average HH Income		
\$114,449	\$99,894	\$100,182

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2019:

Germanna Highway 16,000 ADT

## LOCATION & DEMOGRAPHICS

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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