



NEARBY RETAILERS



RETAIL FOR SALE OR LEASE

- Pad Sites with highway frontage available
- Size: 1.25 – 5.86 AC
- 58,000 vehicles per day on James Madison Hwy (Hwy 15/29)
- Zoning: HI

CULPEPER PAD SITES

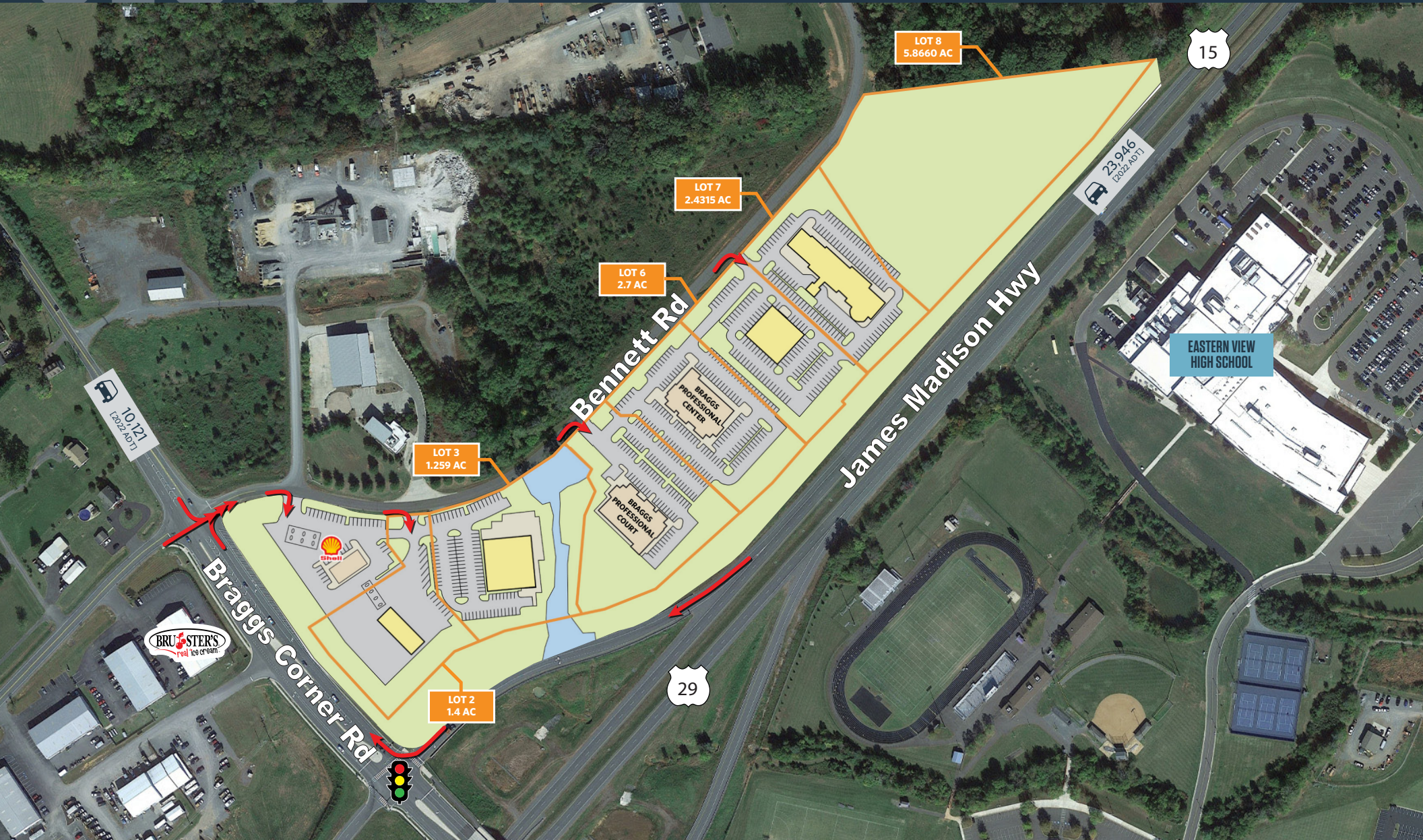
JAMES MADISON HWY, CULPEPER, VA 22701



CLOSE UP

CULPEPER PAD SITES

JAMES MADISON HWY, CULPEPER, VA 22701



BO GALLES

bgalles@klnb.com | 703-268-2712

JAKE LEVIN

jlevin@klnb.com | 202-909-6102

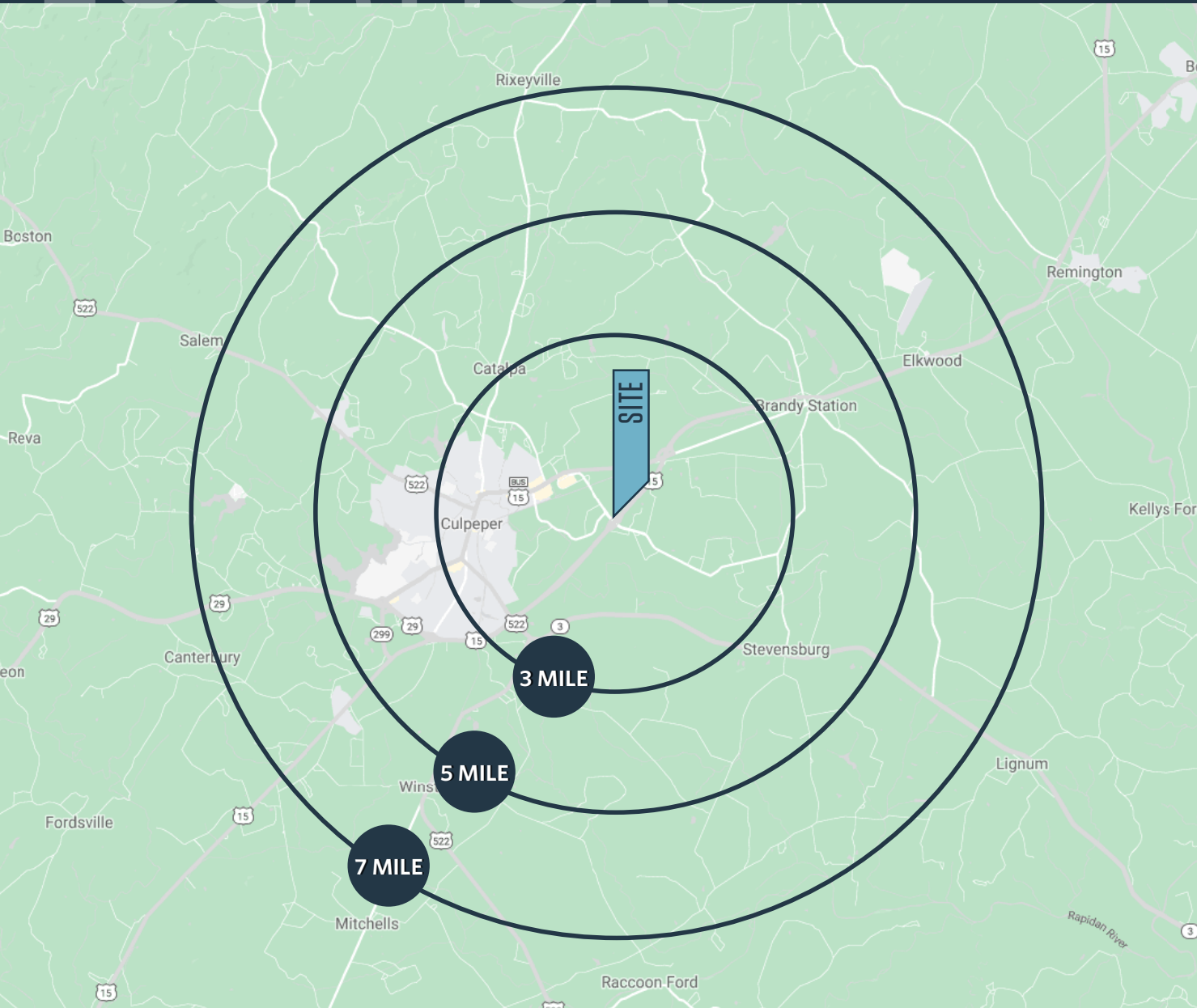
klnb



LOCATION

CULPEPER PAD SITES

JAMES MADISON HWY, CULPEPER, VA 22701



DEMOGRAPHICS | 2022:

3-MILE	5-MILE	7-MILE
Population		
13,506	28,080	35,636
Daytime Population		
10,450	15,274	17,082
Households		
4,715	9,690	12,476
Average HH Income		
\$100,873	\$101,138	\$105,653

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

James Madison Hwy 23,946 ADT



CULPEPER PAD SITES

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FOR MORE INFORMATION, PLEASE CONTACT:

BO GALLES

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703-268-2712

JAKE LEVIN

jlevin@klnb.com
202-909-6102

8065 Leesburg Pike, Suite 700, Tysons, VA 22182

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klnb.com



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