



NEARBY RETAILERS



RETAIL FOR SALE OR LEASE

- Pad Sites with highway frontage available
- Size: 1.25 - 11 AC
- 58,000 vehicles per day on James Madison Hwy (Hwy 15/29)
- Zoning: HI

MID VIEW

CULPEPER PAD SITES

JAMES MADISON HWY, CULPEPER, VA 22701



Culpeper
Culpeper County | Virginia

klNb

Google Earth Pro -
2018 Aerial Photograph
While we have no reason to doubt the accuracy of
any of the information supplied, we cannot,
and do not, guarantee its accuracy.

BO GALLES
bgalles@klNb.com | 703-268-2712

JAKE LEVIN
jlevin@klNb.com | 202-909-6102

klNb

CLOSEUP

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



SITE PLAN

CULPEPER PAD SITES

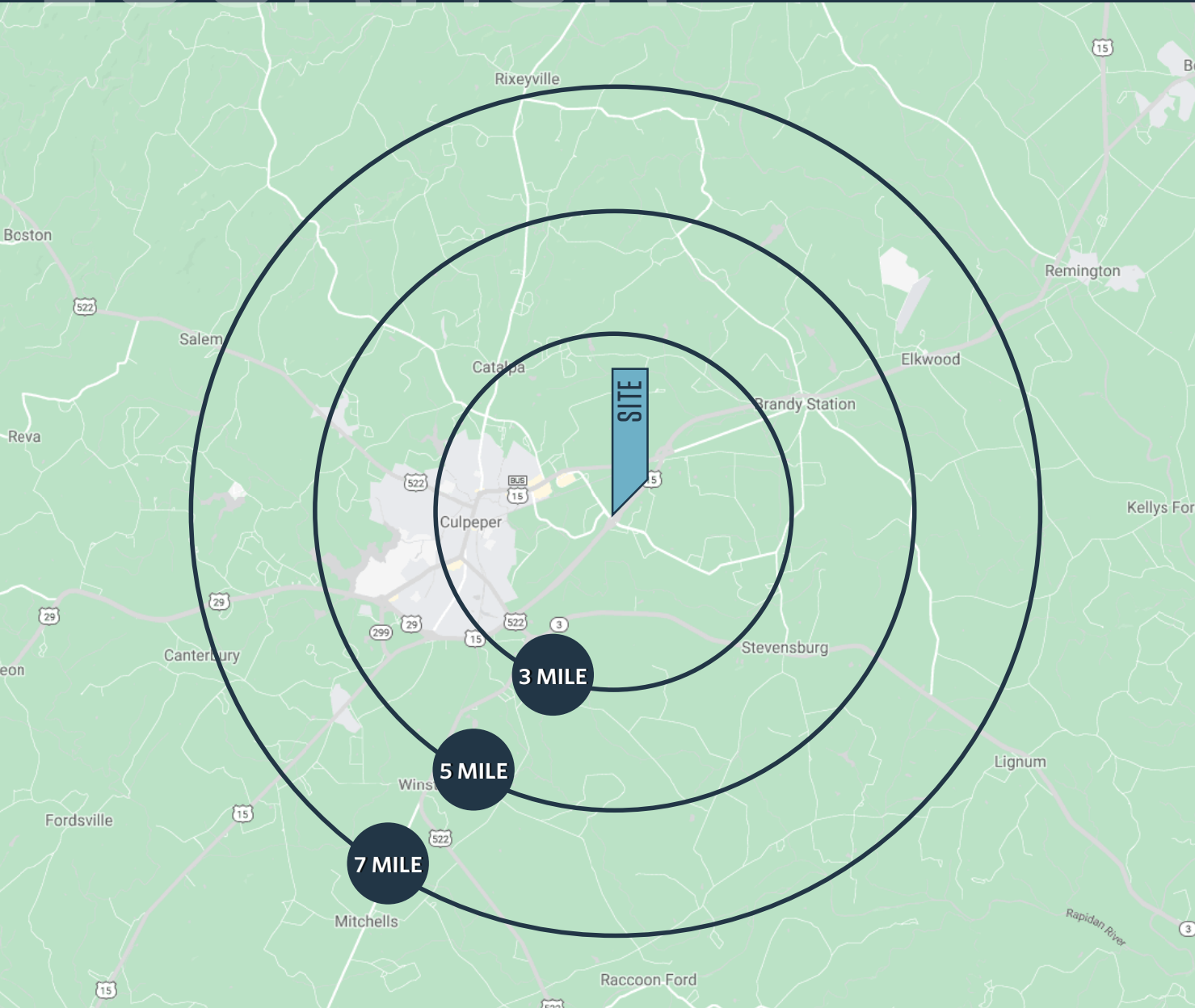
JAMES MADISON HWY, CULPEPER, VA 22701



LOCATION

CULPEPER PAD SITES

JAMES MADISON HWY, CULPEPER, VA 22701



DEMOGRAPHICS | 2022:

3-MILE	5-MILE	7-MILE
Population		
12,683	29,133	35,999
Daytime Population		
10,827	15,615	17,580
Households		
4,517	10,111	12,611
Average HH Income		
\$106,097	\$107,785	\$111,952

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

James Madison Hwy 24,402 ADT



CULPEPER PAD SITES

JAMES MADISON HWY, CULPEPER, VA 22701

FOR MORE INFORMATION, PLEASE CONTACT:

BO GALLES

bgalles@klnb.com
703-268-2712

JAKE LEVIN

jlevin@klnb.com
202-909-6102

8065 Leesburg Pike, Suite 700, Tysons, VA 22182

.....

klnb.com



[instagram.com/klnbcre](https://www.instagram.com/klnbcre)



[linkedin.com/company/klnb](https://www.linkedin.com/company/klnb)



[facebook.com/KLNB](https://www.facebook.com/KLNB)

[CLICK TO VIEW PROPERTY WEBSITE](#)

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.