

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

AVAILABILITY

RETAIL PADS

- Lot 2: 1.4 AC
- Lot 3: 1.259 AC

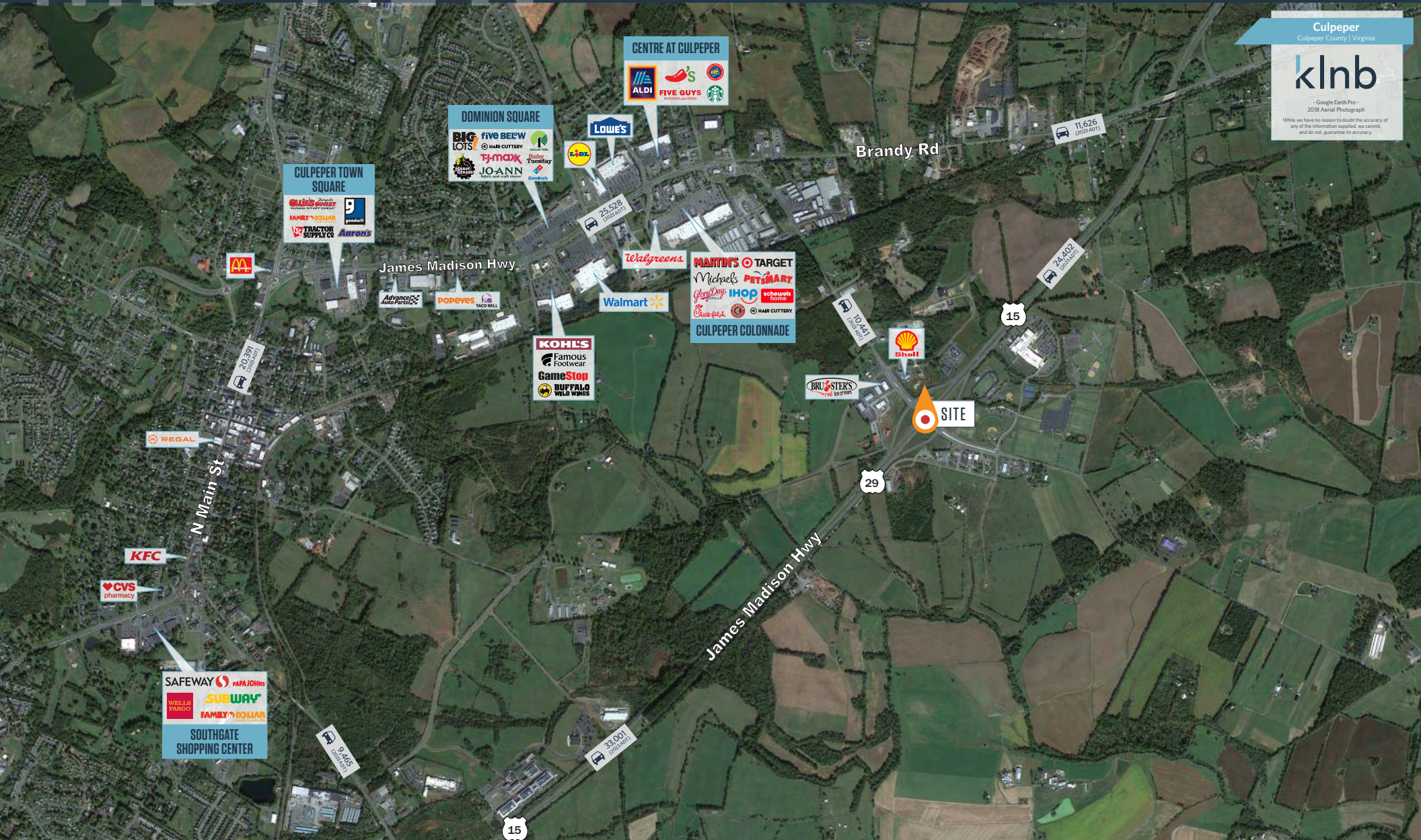
INDUSTRIAL/OFFICE PADS

- Lot 6: 2.7 AC
- Lot 7: 2.43 AC
- Lot 8: 5.87 AC

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

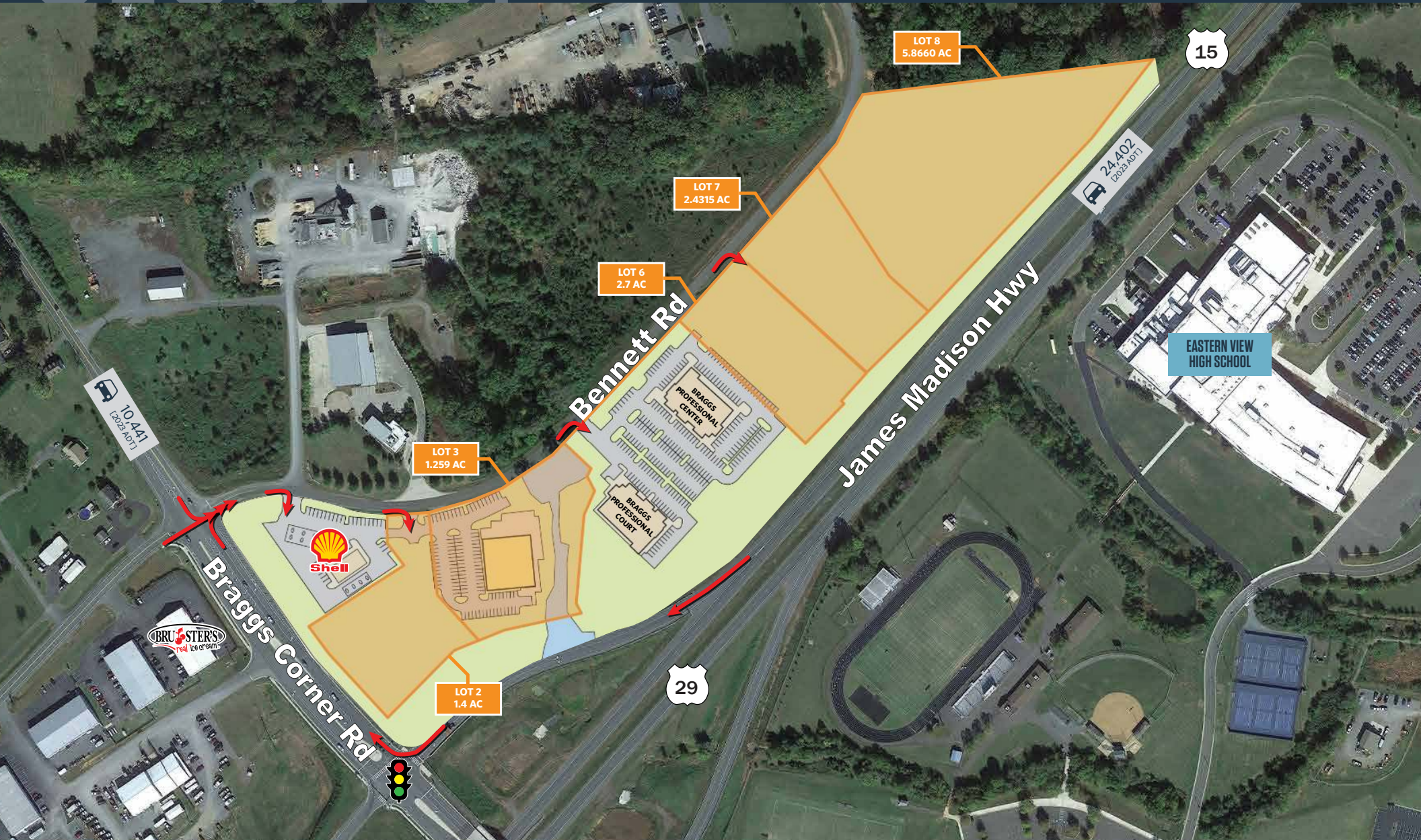
JAKE LEVIN
jlevin@klnb.com | 202-909-6102

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CLOSEUP

CULPEPER PAD SITES

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

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



SITE PLAN

CULPEPER PAD SITES

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JAKE LEVIN

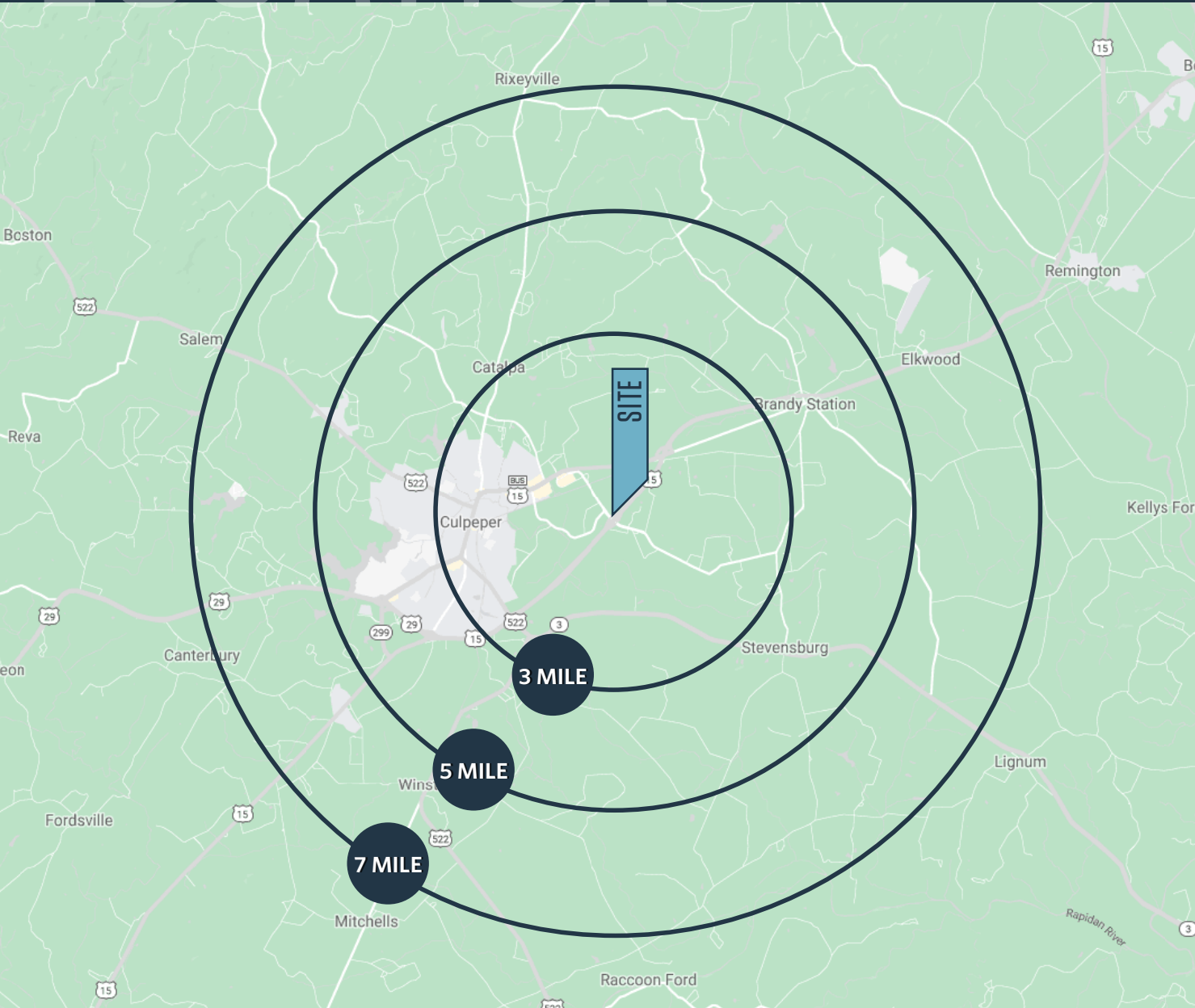
jlevin@klnb.com | 202-909-6102



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

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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

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