

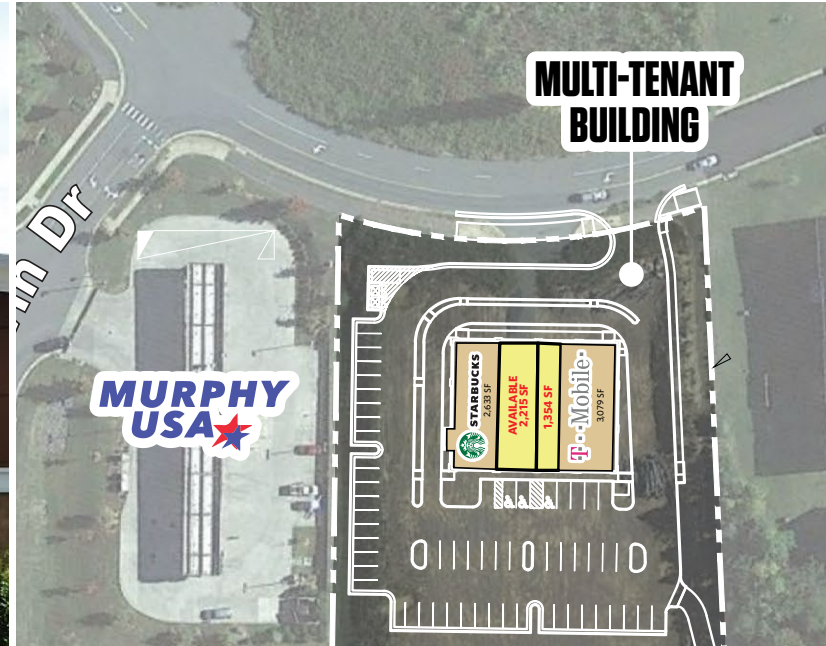
# GERMANNA HEIGHTS

Germanna Hwy & Twin Drive, Locust Grove, VA 22508  
Orange County

NOW OPEN!



T-Mobile



## RETAIL FOR LEASE

JOIN:

Walmart 

MURPHY  
USA 



T-Mobile

- Available:
  - New Multi-Tenant Building fronting Germanna Hwy  
1,354 SF - 3,569 SF Available Now!
  - 1.2 Acre Pad for Ground Lease
- 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.

Billy Kelly  
bkelly@klnb.com  
703-268-2706

Matt Skalet  
mskalet@klnb.com  
202-420-7775

8065 Leesburg Pike, Suite 700  
Tysons, VA 22182  
klnb.com

klnb

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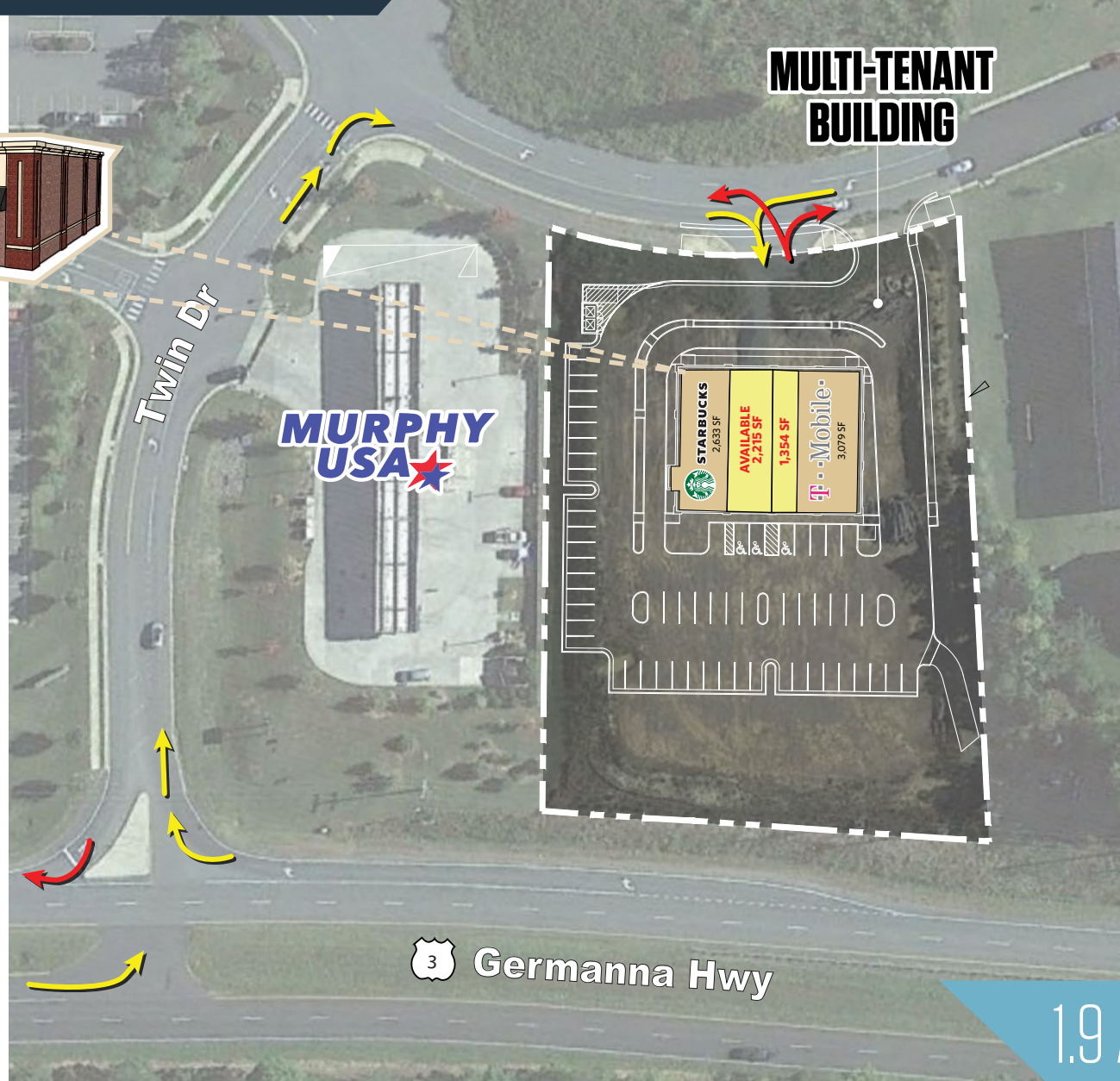
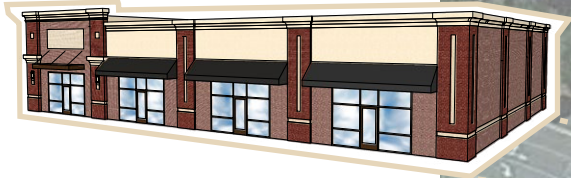
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RENDERING



**MULTI-TENANT  
BUILDING**

**MURPHY  
USA**

**3** Germanna Hwy

**1.9 ACRE PAD**

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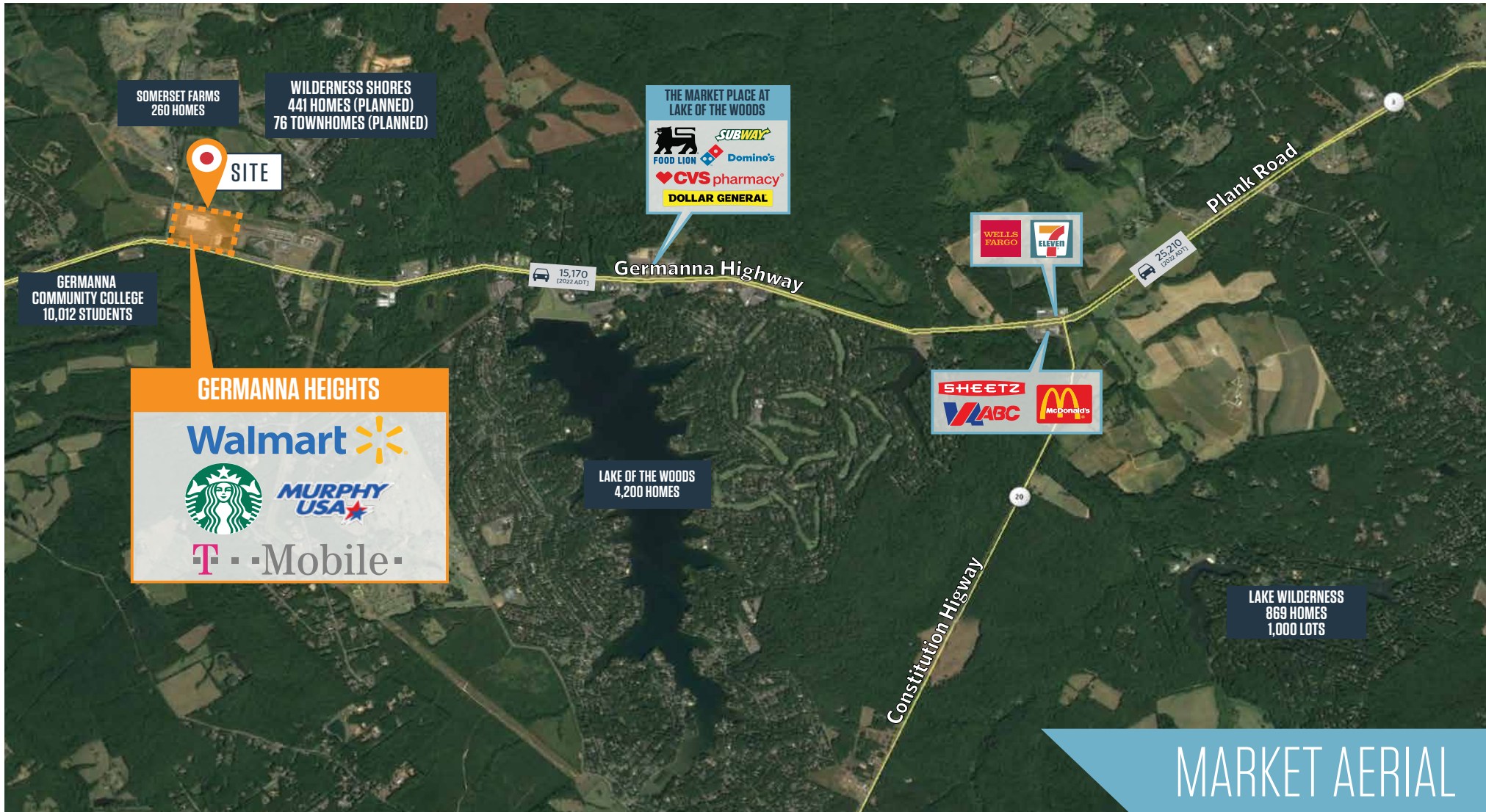
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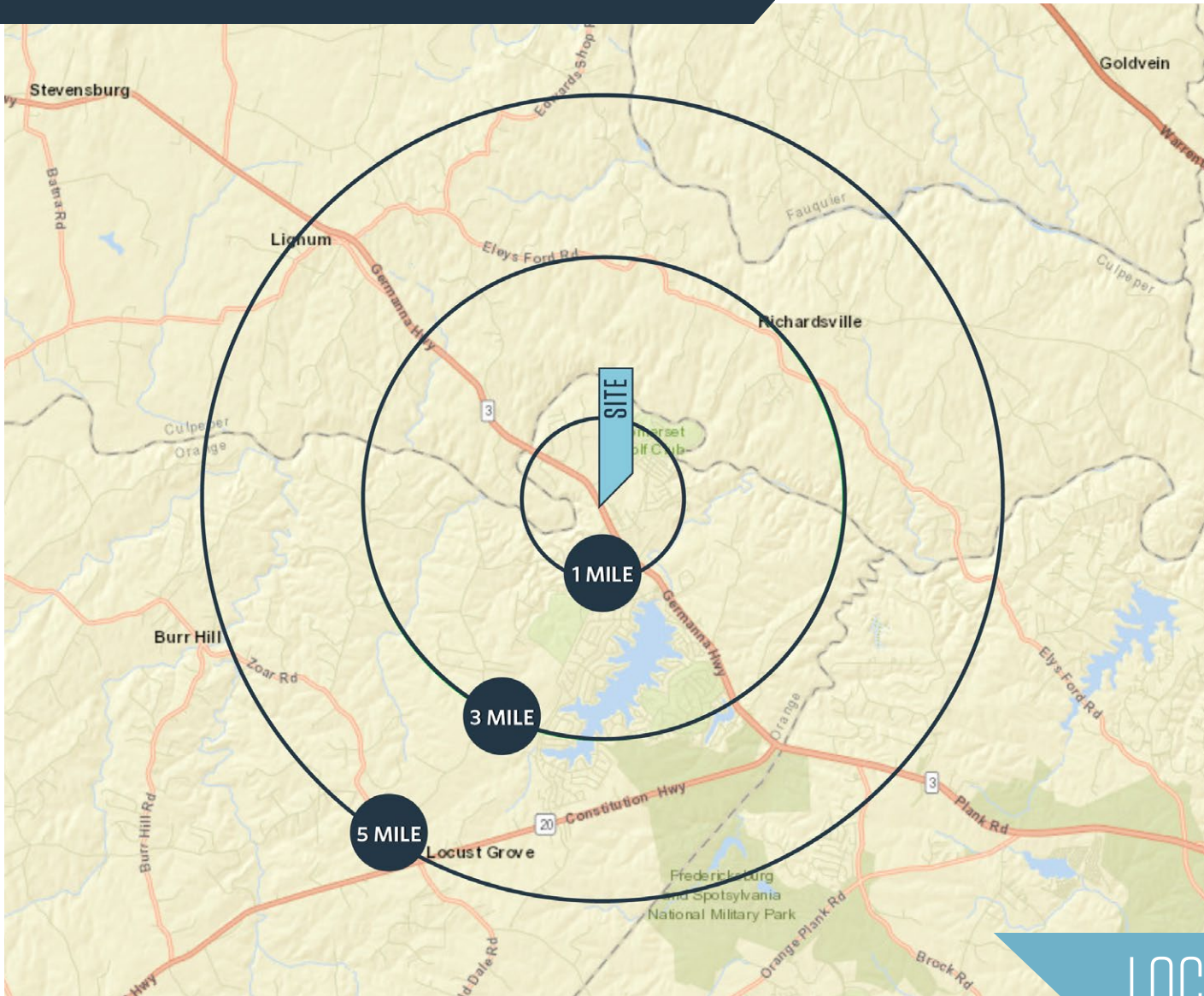
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## DEMOGRAPHICS | 2023:

1-MILE	3-MILE	5-MILE
Population		
3,421	11,473	17,772
Daytime Population		
2,370	8,235	13,445
Households		
1,158	4,487	6,751
Average HH Income		
\$180,201	\$132,307	\$132,334

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2022:

Germanna Highway 13,530 ADT

## LOCATION & DEMOGRAPHICS

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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[klnb.com](http://klnb.com)



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