

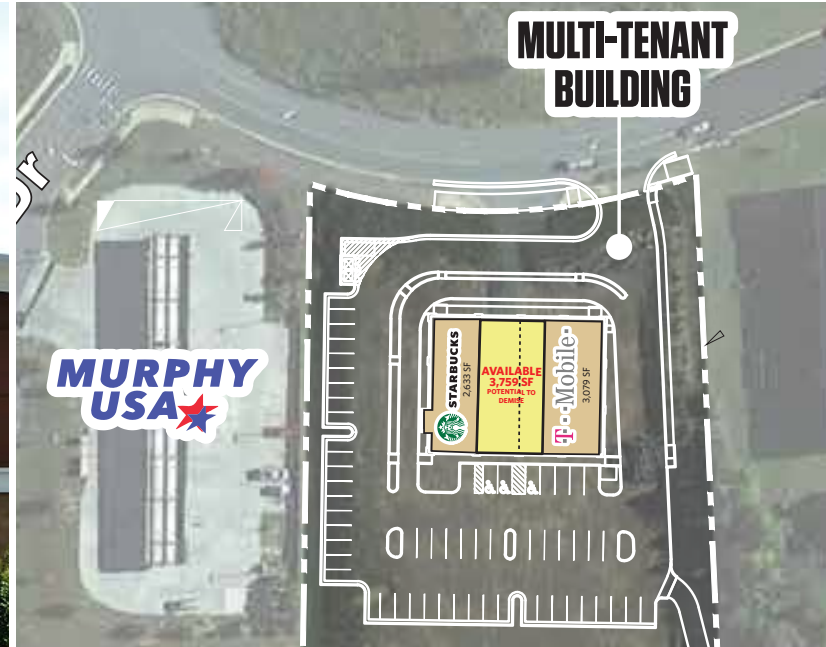
# GERMANNA HEIGHTS

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  
1,367 SF - 3,759 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

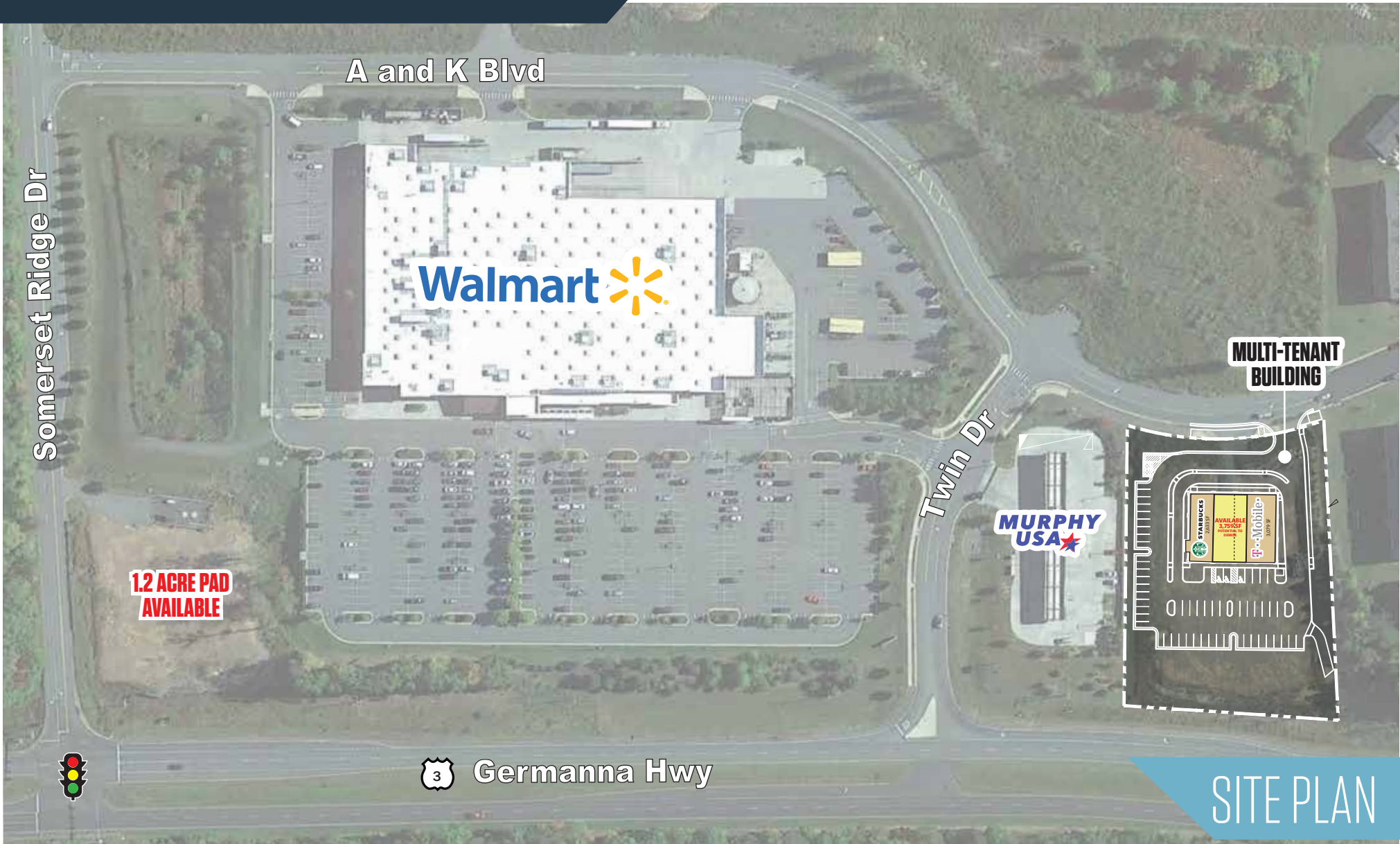
Matt Skalet  
mskalet@klnb.com  
202-420-7775

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

klnb

# GERMANNA HEIGHTS

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



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

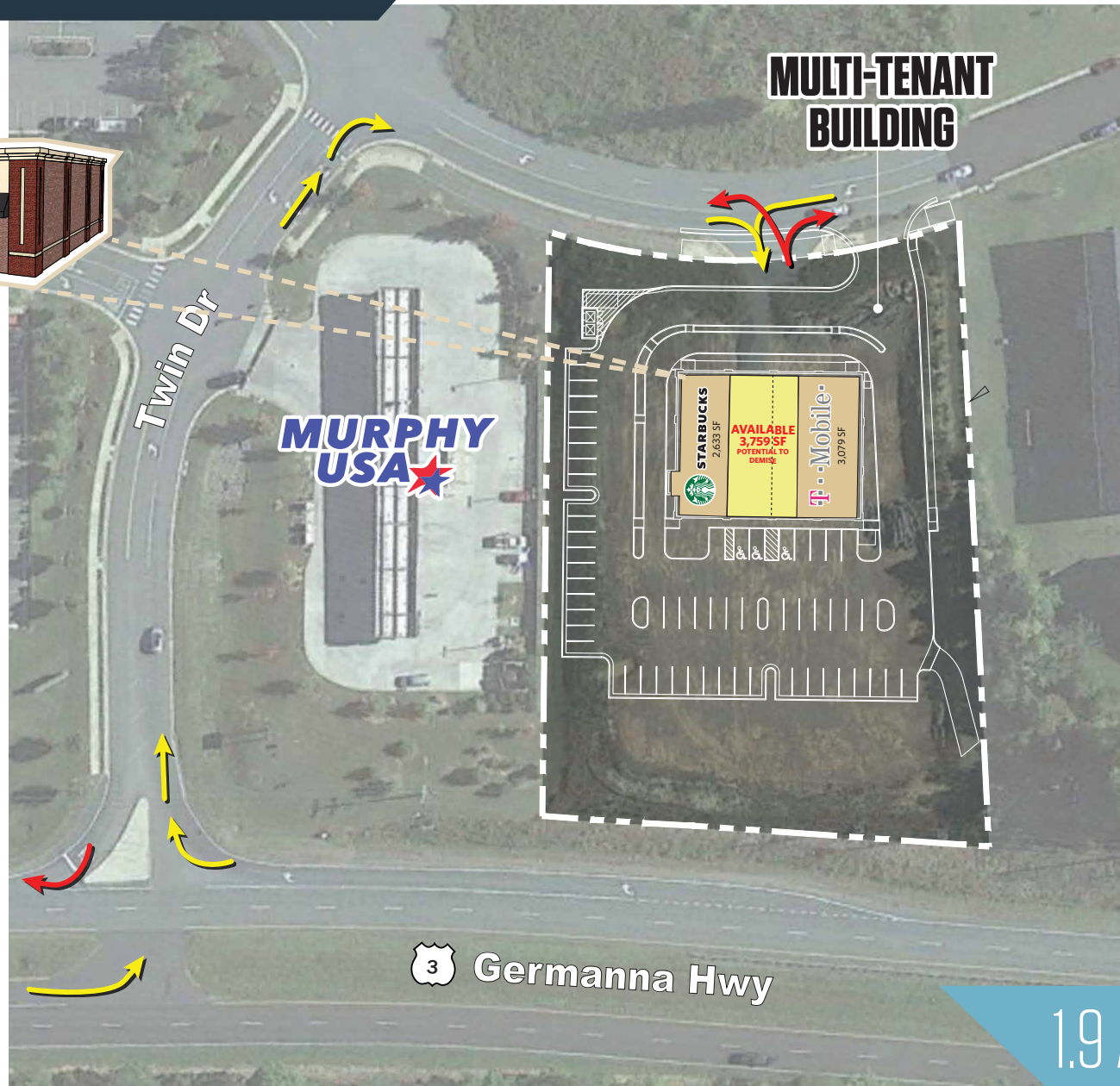
klnb



# GERMANNA HEIGHTS

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

RENDERING



**MULTI-TENANT  
BUILDING**

**MURPHY  
USA**

**3** Germanna Hwy

1.9 ACRE PAD

**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

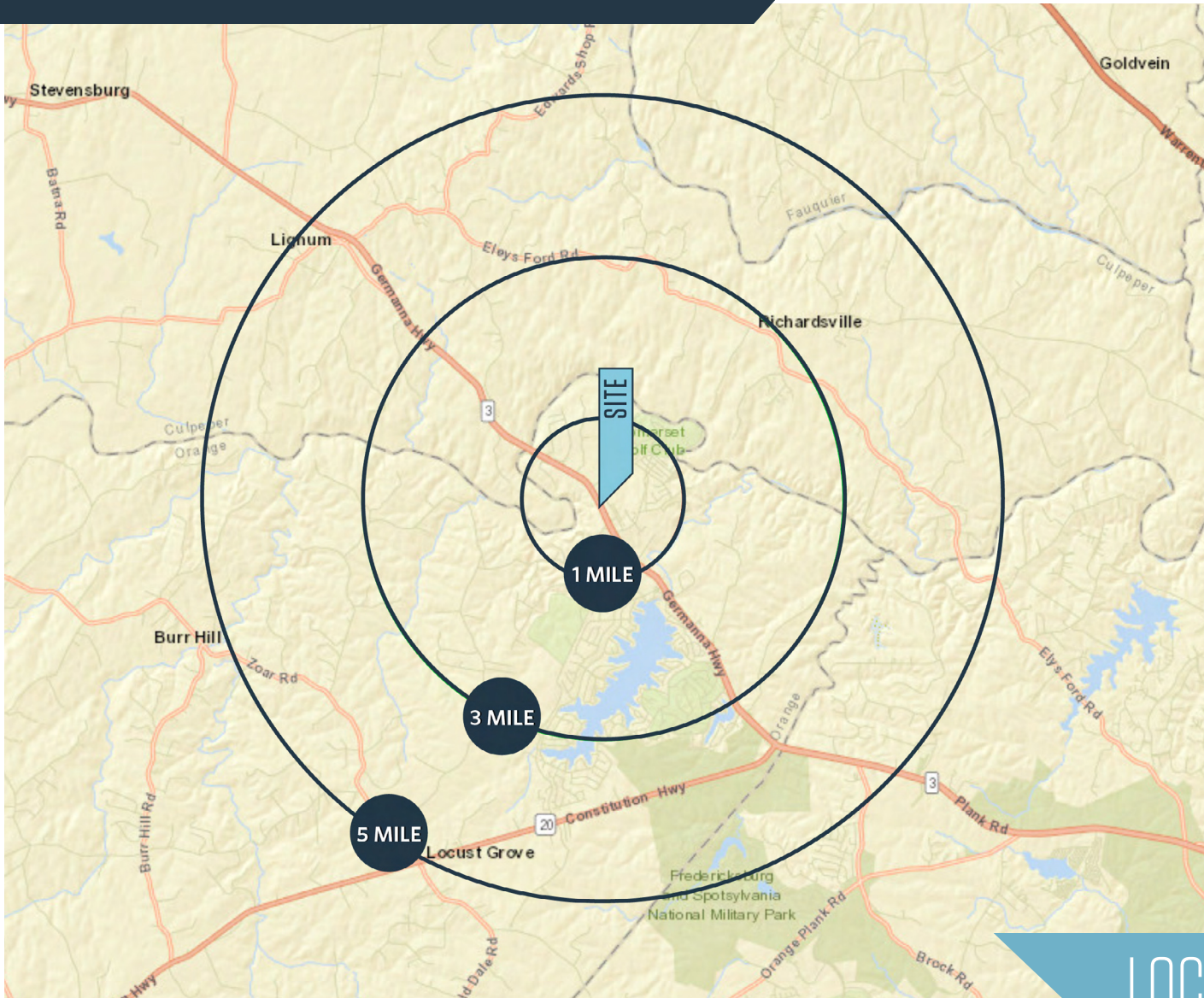
**klnb**





# GERMANNA HEIGHTS

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



## 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

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

**klnb**

# GERMANNA HEIGHTS

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

CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

**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](http://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)

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.

**klnb**