

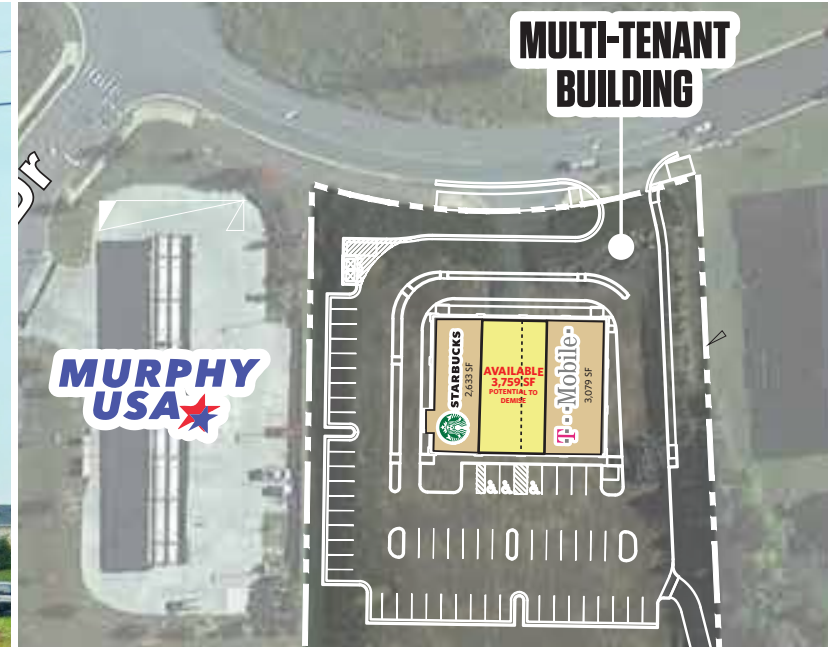
# GERMANNA HEIGHTS

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

NOW OPEN!



T-Mobile



## RETAIL FOR LEASE

JOIN:

Walmart 



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.

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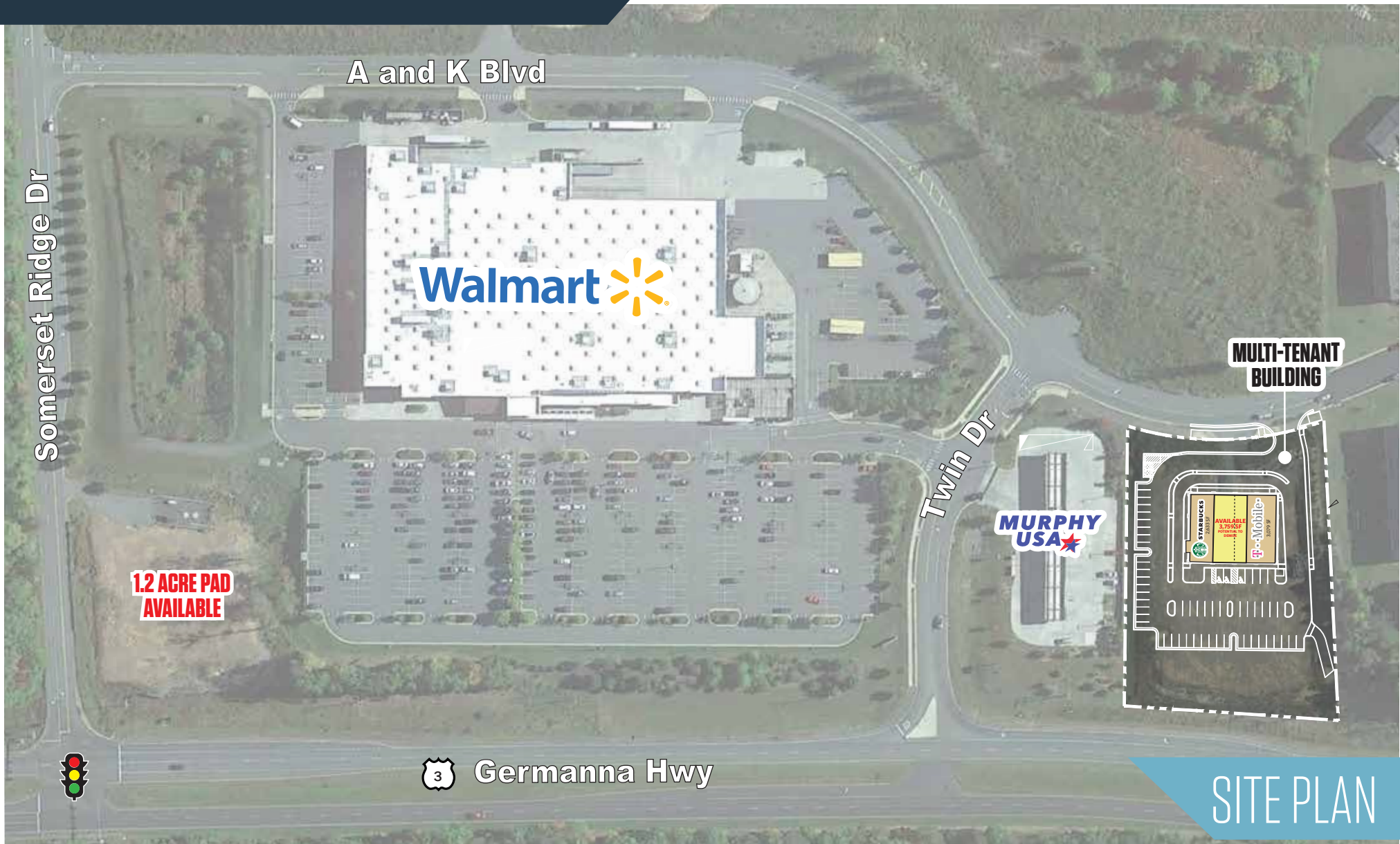
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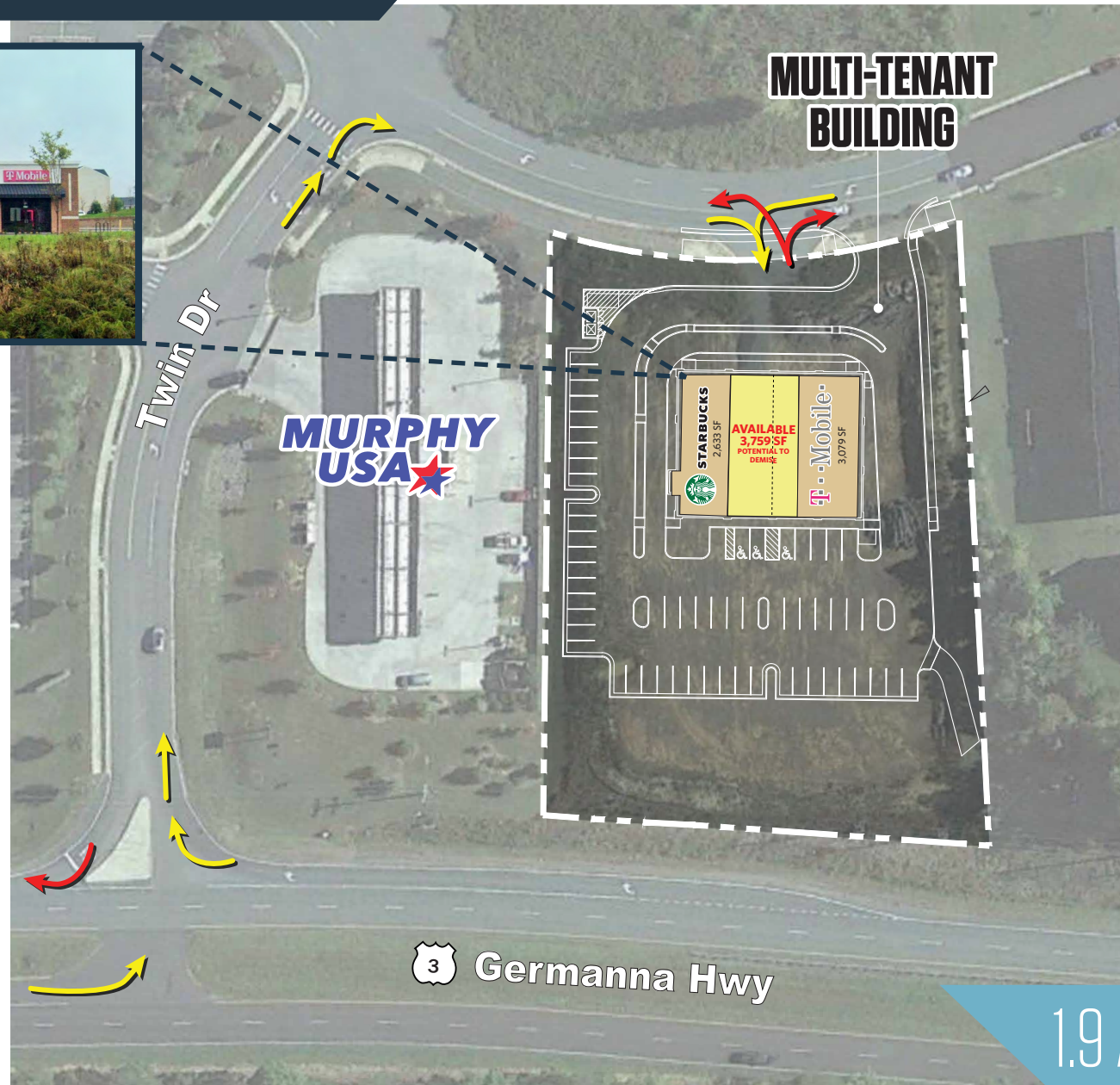
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**MULTI-TENANT  
BUILDING**

**MURPHY  
USA**

**3 Germanna Hwy**

**1.9 ACRE PAD**

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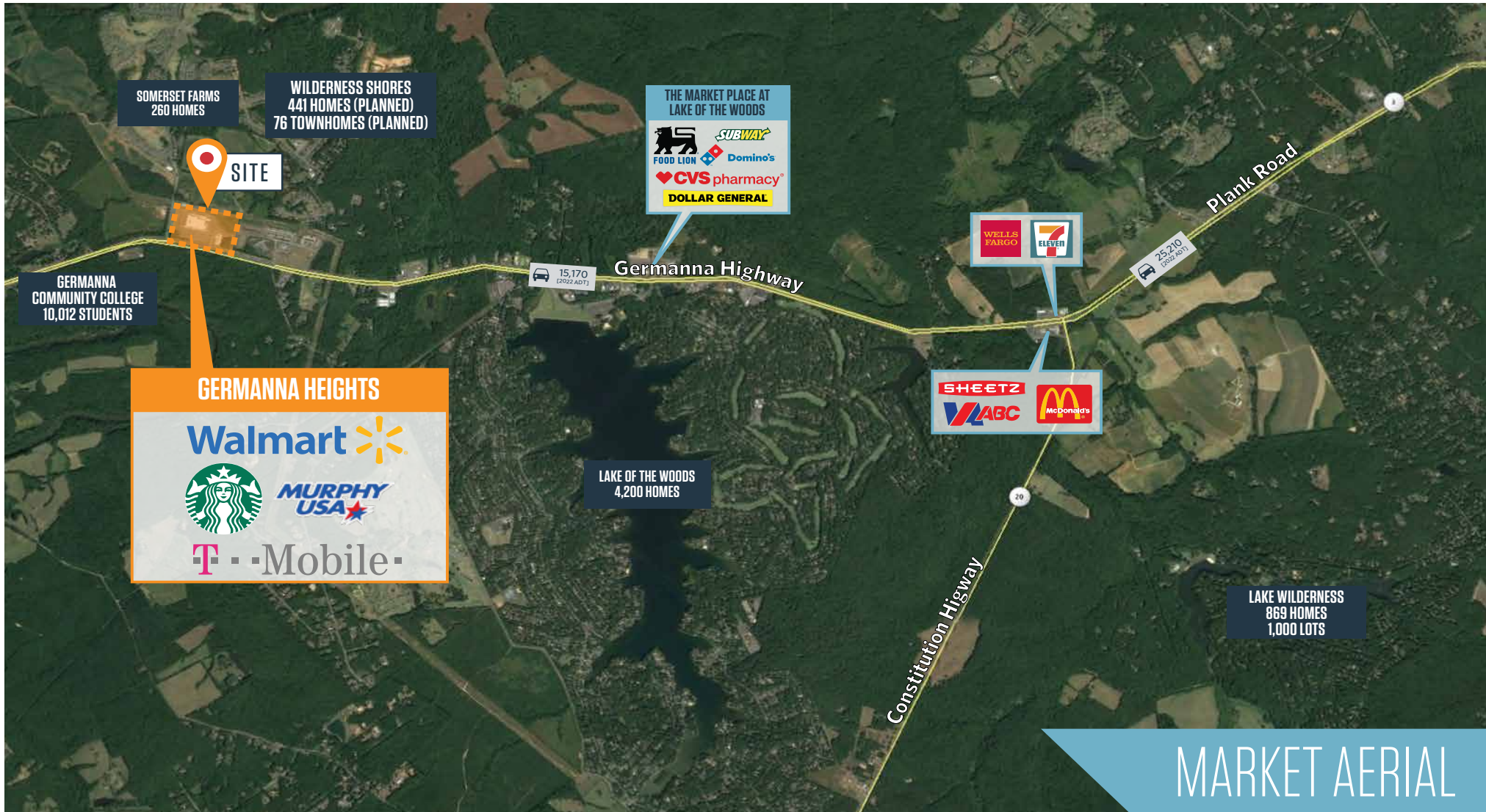
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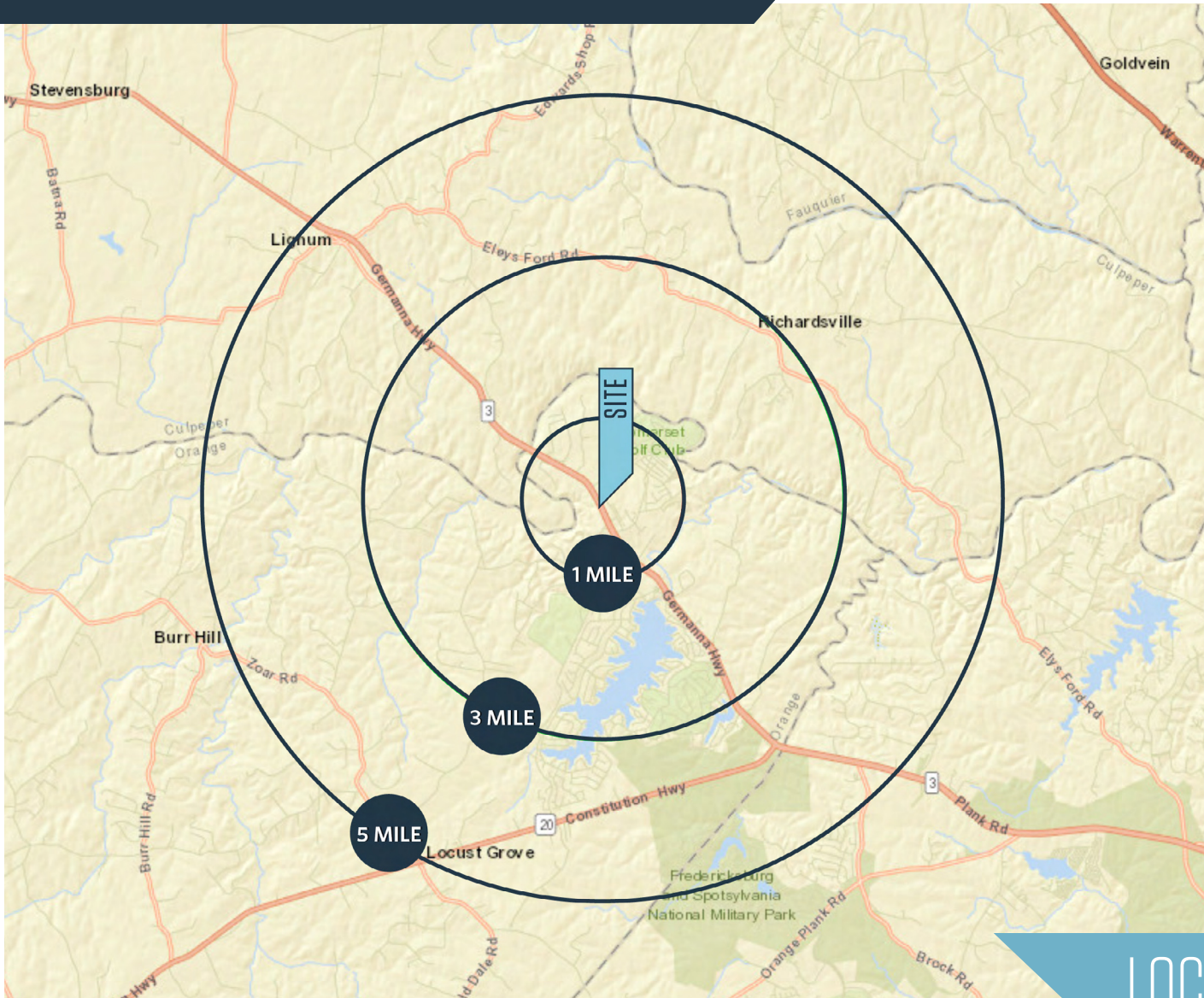
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## DEMOGRAPHICS | 2023:

	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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