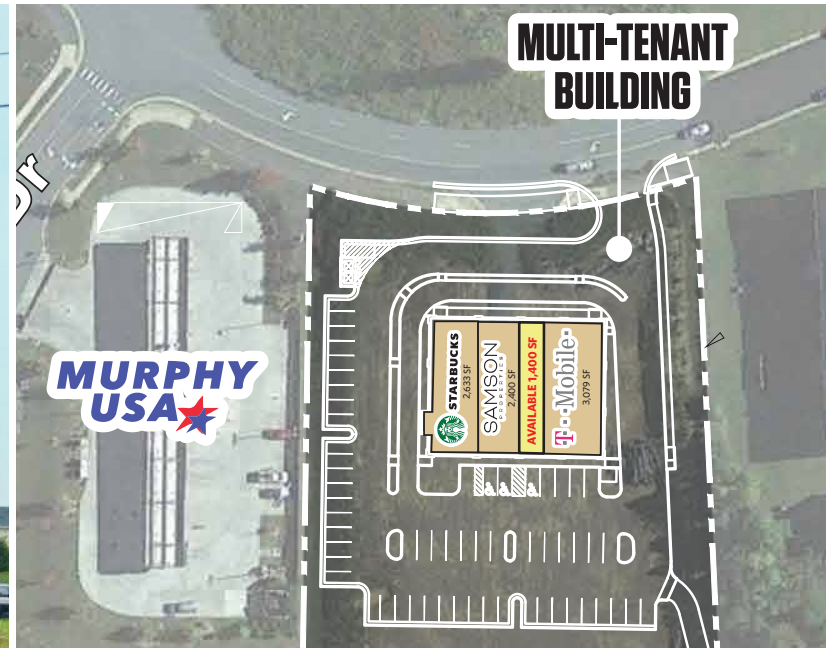


GERMANNA HEIGHTS

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

JUST SIGNED:
SAMSON
PROPERTIES



RETAIL FOR LEASE

JOIN:

Walmart

**MURPHY
USA**



T-Mobile

- Available:
 - New Multi-Tenant Building fronting Germanna Hwy
 - 1,400 SF Available Now!
 - 1.2 Acre Pad (Under Contract)
- 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

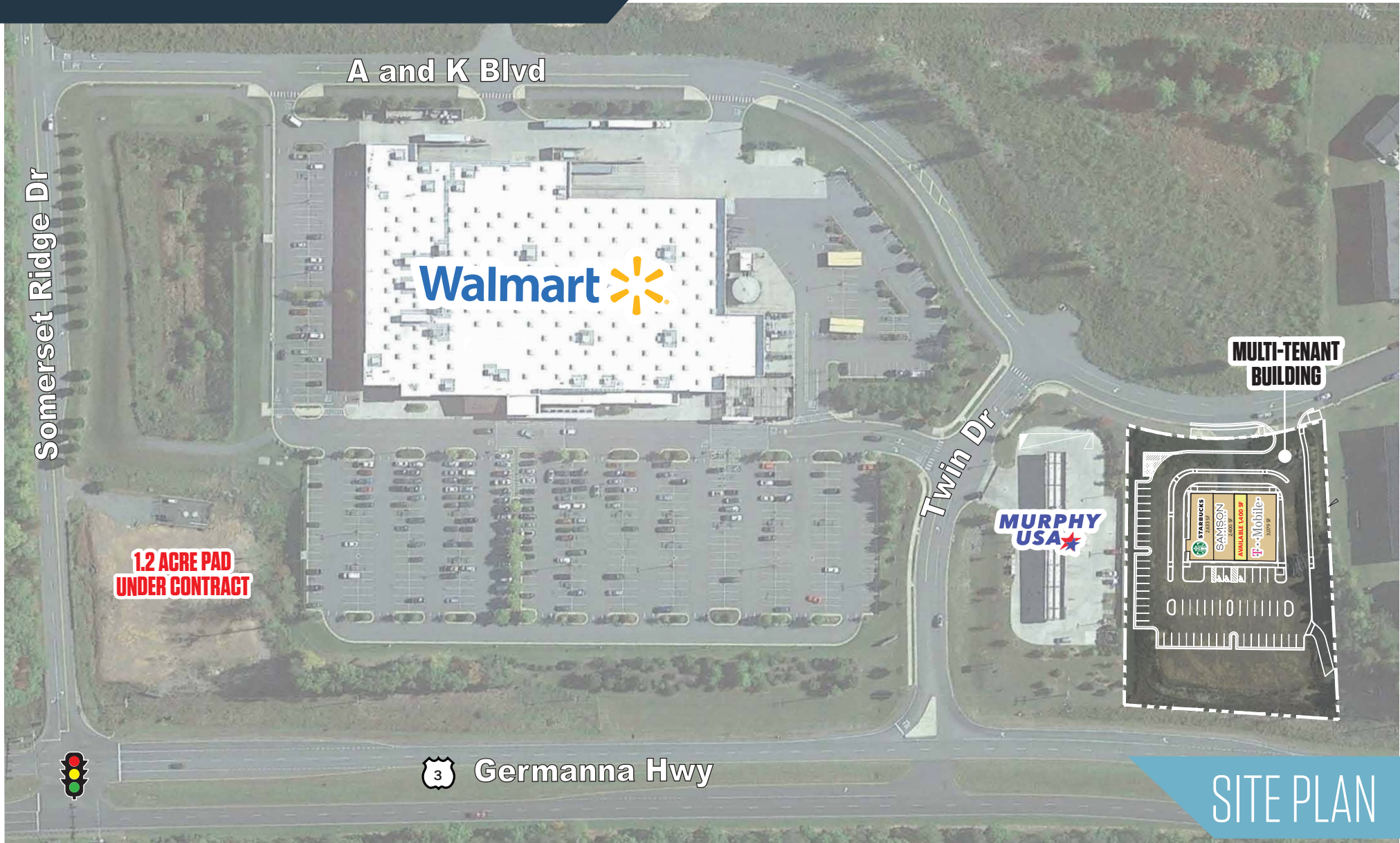
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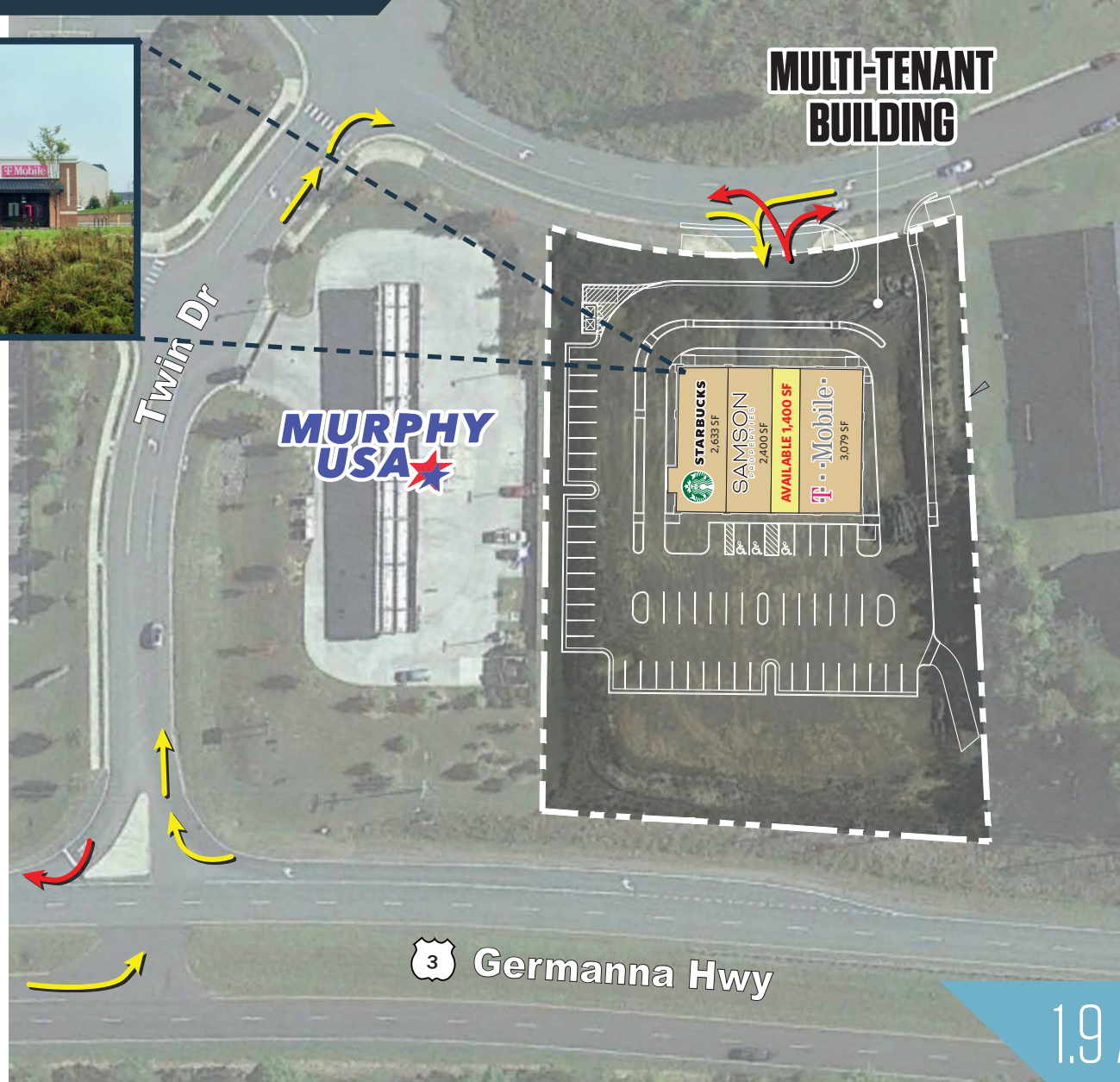
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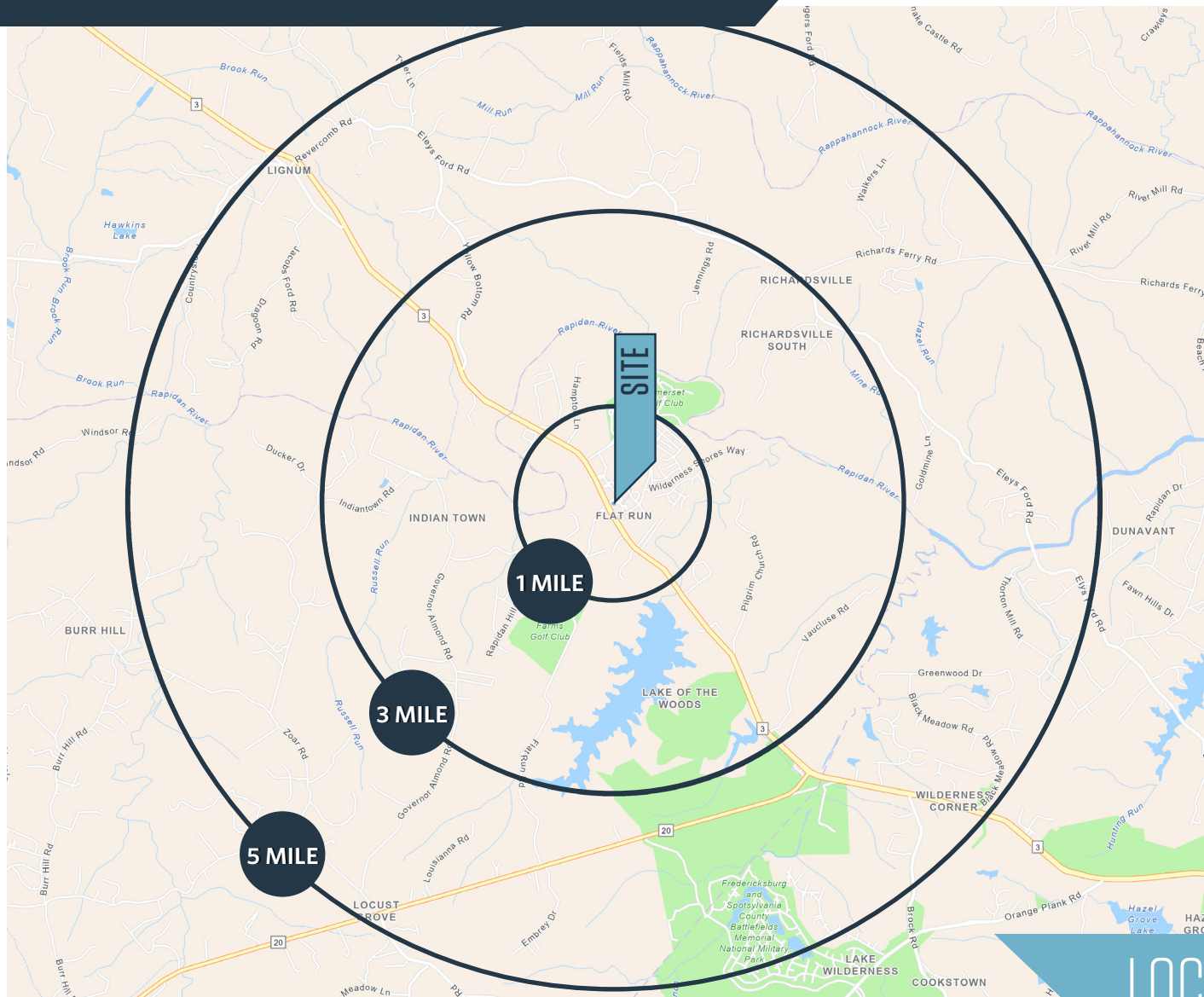
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DEMOGRAPHICS | 2025:

1-MILE	3-MILE	5-MILE
Population		
4,850	13,173	19,065
Daytime Population		
1,246	2,692	4,724
Households		
1,744	5,189	7,301
Average HH Income		
\$169,702	\$147,460	\$146,896

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2024:

Germanna Highway 15,520 ADT

LOCATION & DEMOGRAPHICS

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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