



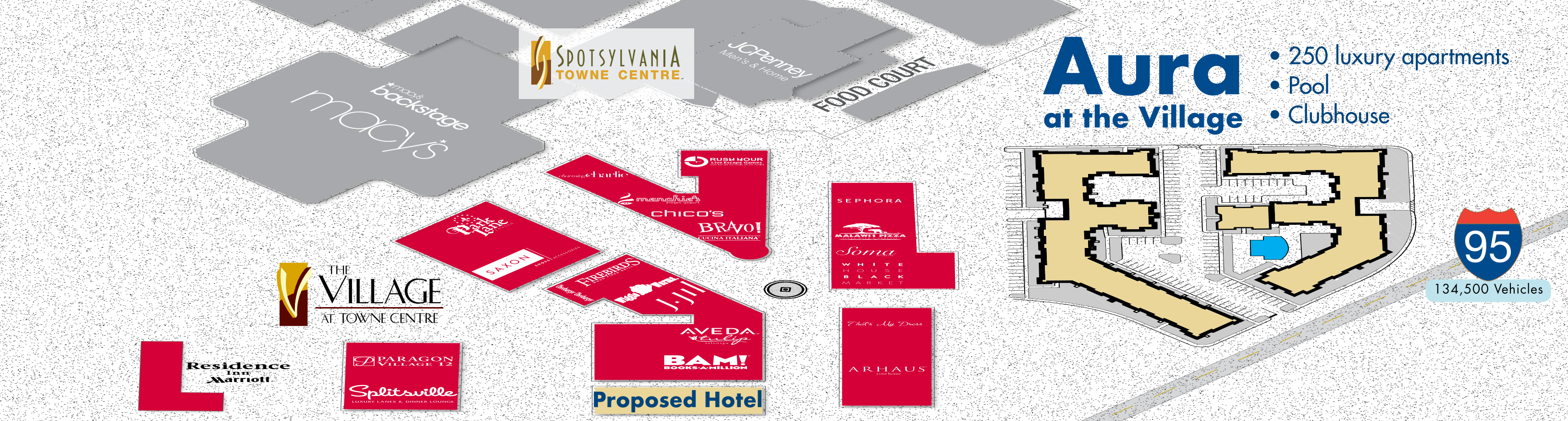
THE
VILLAGE
AT TOWNE CENTRE

Fredericksburg, Virginia

A UNIQUE

**LIVING, SHOPPING,
DINING, EXPERIENCE**

CAFARO
— Est. 1949 —





THE VILLAGE AT TOWNE CENTRE

The Village at Towne Centre is a fully integrated mixed-use development in which to live shop, dine and play. Aura at Towne Centre, with 250 luxury apartments, will soon be available in two, four story buildings on a redeveloped portion of the complex, along with an all-new hotel. This new addition to the 370,000 square foot lifestyle center neighboring Spotsylvania Towne Centre, make this the first mixed-use development in the region. Shopping choices abound, with scores of upscale retailers, multiple delectable dining choices and, just steps away, the Paragon Village 12/Splitsville entertainment complex. The Village at Towne Centre...truly a destination for living.







About Spotsylvania Towne Centre and The Village

- 1.6 million square foot regional complex located midway between Washington, DC and Richmond, Virginia. Easy access to both cities.
- Fastest growing corridor in northern Virginia.
- High profile location at the intersection of I-95 and Route 3 (Plank Road).
- More than 120 major retailers, specialty shops, restaurants, luxury apartments, hotels, entertainment venues and professional services within steps of each other



Largest Employers in the Area

Marine Corps Base Quantico	25,482
Navy Support Facility-Dahlgren	10,800
Mary Washington Healthcare	4,000
GEICO Corporation	4,000
Stafford County Schools	3,700
U.S Department of Justice (FBI)	3,500
Spotsylvania County Schools	3,100
Spotsylvania County Gov't.	1,000
Stafford County Government	900
Alorica	600
University of Mary Wash.	400

Trade Area Facts

Trade Area Population	624,725
Average Income	\$97,760
Number of Households	214,701

Trade area data on this page reflects demographic information for zip codes that make up our trade area.

Spotsylvania Towne Centre Facts

Opening Date	1980
Total Complex Size	1.6 Million + sq. ft.

Source: Sources: Spotsylvania County Department of Economic Development & Tourism; Individual employers

For additional information visit us online at www.CafaroCompany.com



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