

CAFARO
— Est. 1949 —

SPOTSYLVANIA TOWNE CENTRE

Fredericksburg, Virginia



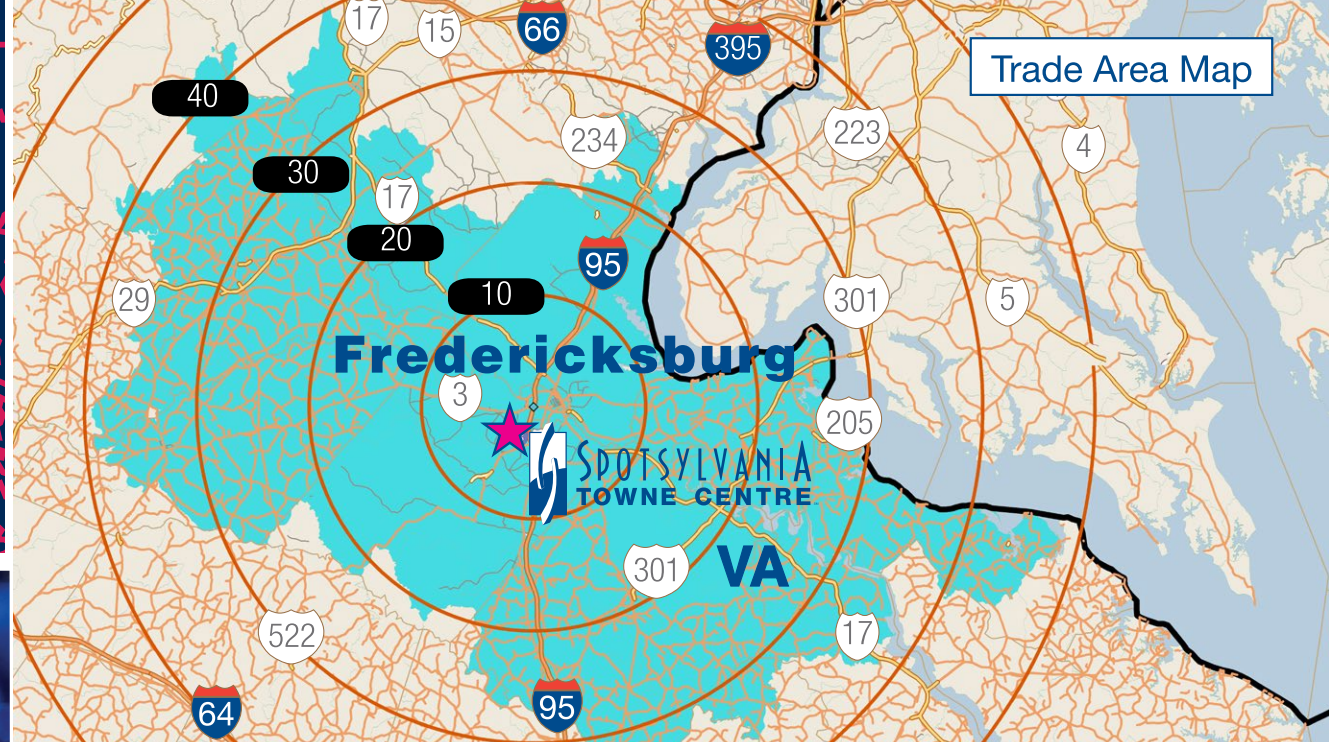
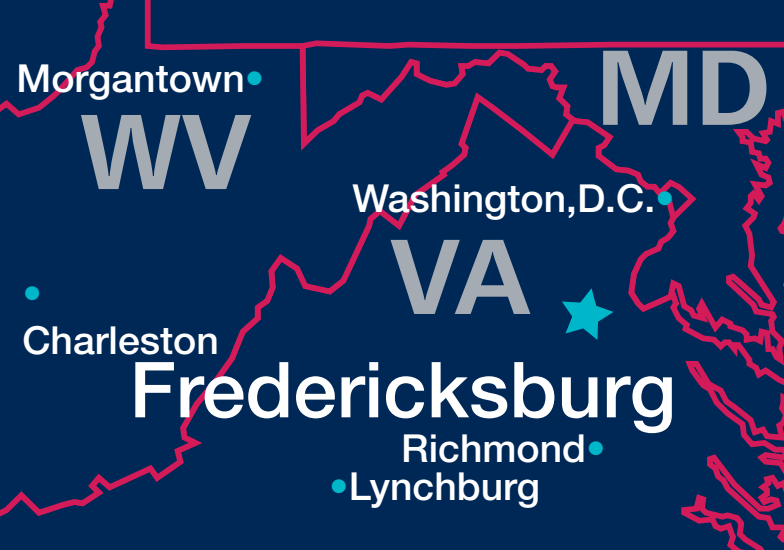


At Cafaro, retail is not just about shopping, it's living.

About Spotsylvania Towne Centre

- Premier shopping, dining and entertainment destination in the region.
- 1.6 million square foot regional retail complex is located midway between Washington, DC and Richmond, Virginia. Serves as an easy access point to each city.
- Fastest growing corridor in Northern Virginia.
- High profile location at the intersection of I-95 and Route 3 (Plank Road).
- Anchored by Macy's, Belk, Costco, JCPenney and Dick's Sporting Goods.
- In addition to the enclosed shopping mall, an adjacent open-air lifestyle center offers 370,000 square feet of shopping and entertainment, anchored by the Paragon Village 12 and Splitsville entertainment complex and a Residence Inn by Marriott.





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

Largest Employers in the Area

Marine Corps Base Quantico	30,897
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

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



belk
MODERN SOUTHERN STYLE

BUILD-A-BEAR
WORKSHOP

CINNABON

crocs

GNC
LIVE WELL

ZALES
THE DIAMOND STORE

Michaels
THE ARTS AND CRAFTS STORE

Be
HomeGoods
Happy

That's My Dress

ARHAUS
your home

Soma

Park Lane

WHITE HOUSE BLACK MARKET

FIREBIRDS
WOOD FIRED GRILL

J.Jill

chico's

SAXON
SHOES | ACCESSORIES

charming charlie

AVEDA
tulip

BRAVO!
CUCINA ITALIANA

RUSH HOUR
Live Escape Games

SEPORA

MALAWIS PIZZA

BAM!
BOOKS-A-MILLION

Cheeburger Cheeburger

menchie's
frozen yogurt

Wiggle Worms

DICK'S
SPORTING GOODS
WE LOVE SPORTS AS MUCH AS YOU DO

zumiez

Buckle
BEST BRANDS. FAVORITE JEANS.

THE CHILDREN'S PLACE

KAY
JEWELERS
Every kiss begins with Kay.

Chick-fil-A

Auntie Anne's
PRETZEL PERFECT

EXPRESS

CASUAL MALE
Big & Tall

McDonald's
i'm lovin' it

Logan's
ROADHOUSE

State Route 3

Interstate 95

LA-Z-BOY

JARED
The Galleria Of Jewelry

Red Lobster

chili's

SPOTSYLVANIA
TOWNE CENTRE

THE VILLAGE
AT TOWNE CENTRE

PARAGON
VILLAGE 12

Splitsville

Residence
Inn
Marriott

COSTCO
WHOLESALE

Library

francesca's

SWAROVSKI

SHOE DEPT.

JCPenney

STARBUCKS
COFFEE

TORRID
FASHION FOR SIZES 10 TO 30

HOT TOPIC

JOURNEYS

MACY'S NEW YORK & COMPANY

H&M

Justice

PANDORA
UNFORGETTABLE MOMENTS

Bath & Body Works

AMERICAN EAGLE
OUTFITTERS

HOLLISTER Co.

VICTORIA'S
SECRET

aerie

THE VILLAGE AT TOWNE CENTRE

Outdoor Lifestyle Center

The Village at Towne Centre is a 370,000 square foot outdoor streetscape, anchored by the Paragon Village 12 and Splitsville Entertainment Complex, along with a Residence Inn by Marriott. This high-end shopping, dining, lodging and entertainment experience includes popular merchants such as Arhaus, Sephora, Soma, White House-Black Market, Chico's, Charming Charlie, Saxon Shoes and more!



chico's

Soma

AVEDA[™]
tulip
salonspa

FIREBIRDS[®]
WOOD FIRED GRILL

J.Jill

W H I T E
H O U S E
B L A C K
M A R K E T

SAXON
SHOES | ACCESSORIES



charmingcharlie

PARAGON
VILLAGE 12



ARHAUS[®]
your home



S E P H O R A



BAM!
BOOKS-A-MILLION

Cheeburger Cheeburger



Residence
Inn[®]
Marriott







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

