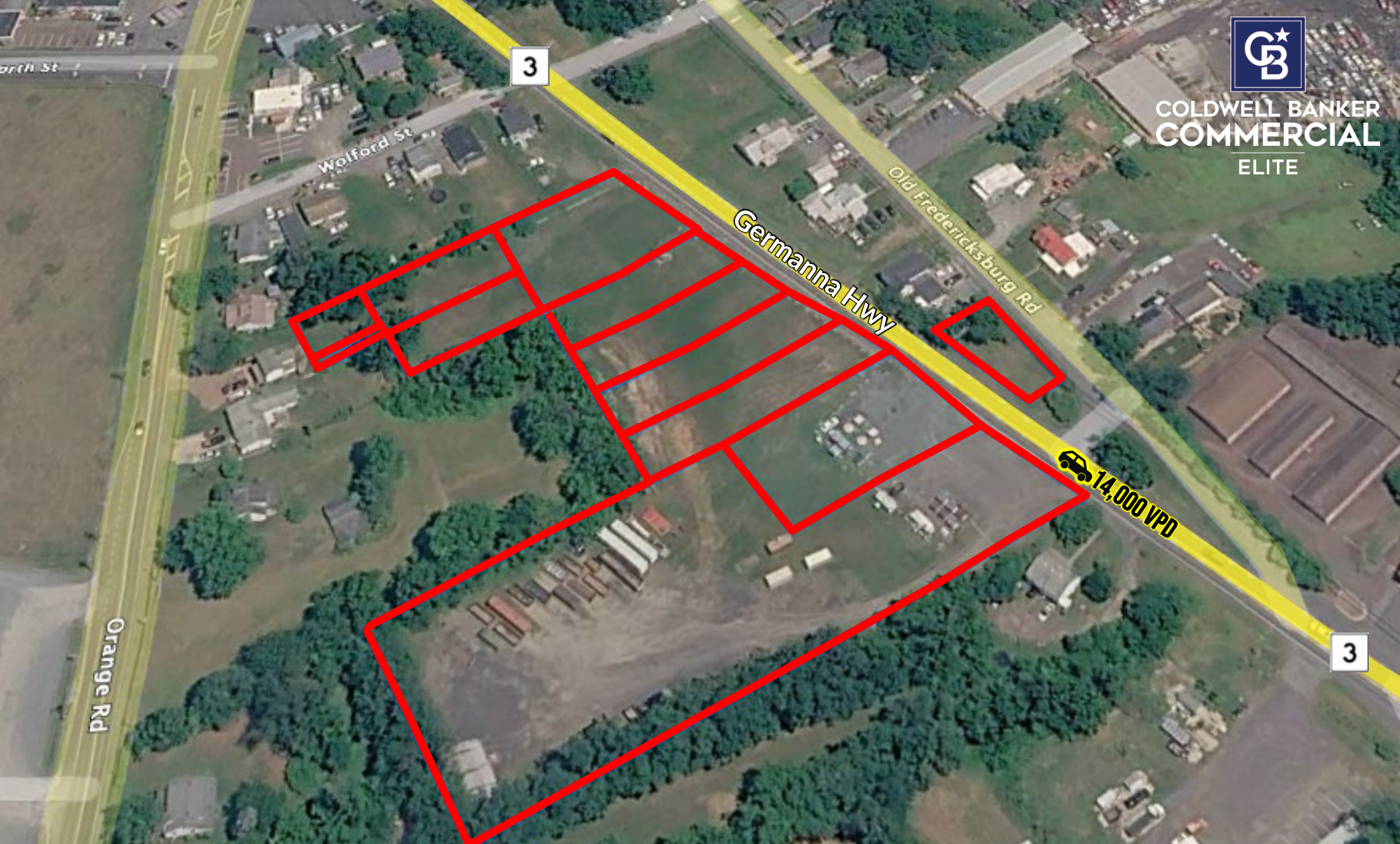




COLDWELL BANKER
COMMERCIAL
ELITE



COMMERCIAL DEVELOPMENT OPPORTUNITY

FOR SALE | 3.99 AC

401-501 Germanna Hwy | Culpeper, VA 22701

PRICE:

\$1,595,000

401-501 Germanna Highway presents a versatile 3.99± acre commercial land opportunity along a prominent commercial corridor in Culpeper, Virginia. Comprised of multiple Town of Culpeper parcels, the property offers flexibility for future site planning, development, redevelopment, or long-term investment.

With direct frontage along Germanna Highway, the property benefits from strong visibility and convenient access within the Culpeper market. Its commercial zoning, substantial acreage, and multiple-parcel configuration provide a strong foundation for a variety of potential commercial concepts, subject to applicable zoning requirements and governmental approvals.

Whether acquired for near-term development or held as a strategic land investment, 401-501 Germanna Highway offers an opportunity to secure a highly visible commercial site within one of Culpeper's established commercial corridors.

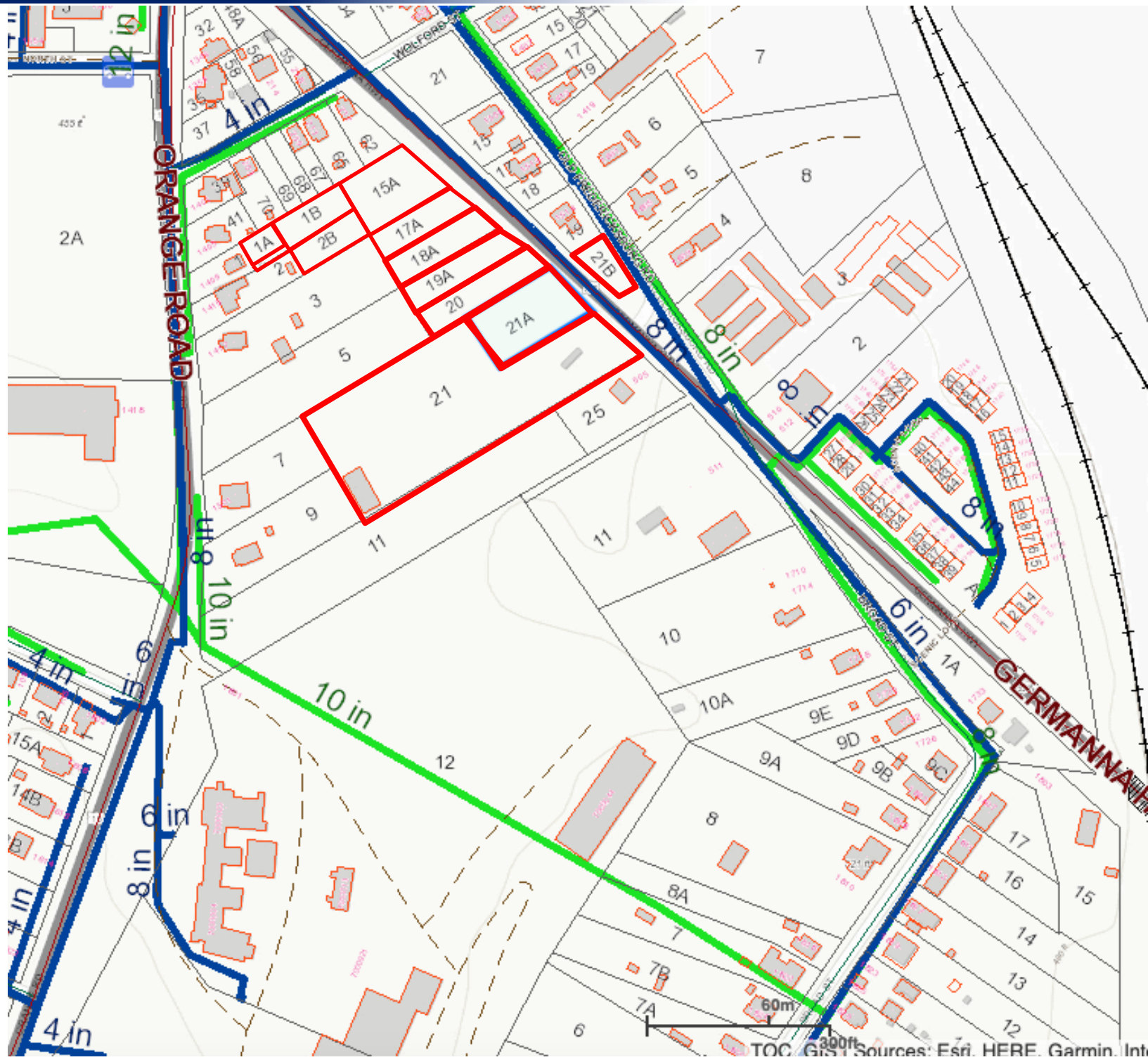
PROPERTY FEATURES

- 3.99± Acres
- Commercially Zoned
- Multiple Town Of Culpeper PINs
- Direct Germanna Highway (Route 3) Frontage
- Vacant Land
- Located Within The Town Of Culpeper
- Address: 401-501 Germanna Highway, Culpeper, VA 22701

KEY HIGHLIGHTS

- Prominent commercial location along the Germanna Highway corridor
- Approximately 14,000± VPD providing strong daily exposure
- Flexible development or redevelopment opportunity
- Multiple-parcel configuration provides versatility for future site planning
- Suitable for a range of potential commercial concepts such as, Retail, Office, Community Assembly, and Veterinary. Subject to applicable approvals
- Strategic opportunity for developers, investors, or long-term landholders
- Established Culpeper location with convenient access to surrounding commercial areas

PROPERTY DEMOGRAPHICS			
POPULATION	3-MILE	5-MILE	10-MILE
2024 Population	21,028	28,690	47,027
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2024 Households	7,292	10,003	16,349
INCOME	3-MILE	5-MILE	10-MILE
2024 Avg. Household Income	\$105,283	\$109,567	\$114,012





OFFERING MEMORANDUM

COMMERCIAL DEVELOPMENT OPPORTUNITY

401-501 GERMANNA HWY | CULPEPER, VA 22701

FOR MORE INFORMATION PLEASE CONTACT:



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