

15005 GERMANNA HIGHWAY

CULPEPER, VA 22701

PROPERTY SUMMARY



PROPERTY DESCRIPTION

3.5-6.5 Acre for lease located at the intersection of Virginia Route 3 and US Route 522

PROPERTY HIGHLIGHTS

- 17.63 Acres fronting Route 3/ Germanna Hwy & Zachary Taylor Hwy Intersection (~24,862 VPD)
- Variety of retail and industrial uses allowed
- Across from a 'Future Growth Area' in South Culpeper
- Approximately 2 miles from the Downtown area and Rt 15 Retail Corridor
- Near to Novant Health, UVA & Culpeper Medical Center

OFFERING SUMMARY

Lease Rate:	Negotiable
Available:	17.63 Acres

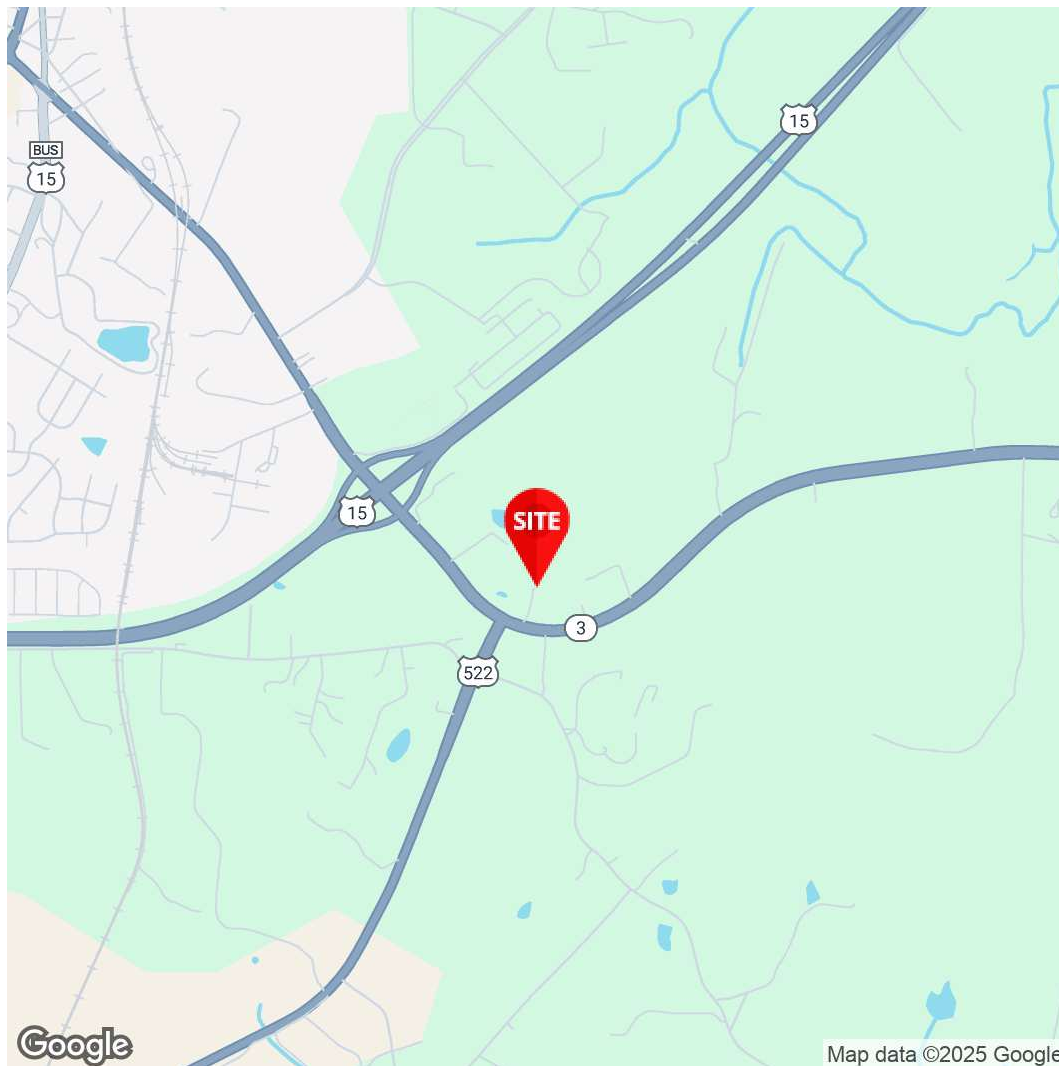
DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	6,784	10,345	16,213
Total Population	20,135	30,411	47,405
Average HH Income	\$114,272	\$117,770	\$123,232

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RETAILER MAP





Joseph Farina

Principal

571.620.5142

jfarina@divaris.com

Shadi Ayyoubi

Assistant Vice President

703.946.6003

shadi.ayyoubi@divaris.com



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