



# NEW MIXED-USE DEVELOPMENT

BENNETT ROAD | CULPEPER, VIRGINIA 22701

FOR  
LEASE



K&M  
LAWN, GARDEN  
AND ARBORIST SUPPLIES

Shell

BENNETT RD

LEGACY  
MARKETS

UVA Health

SITE

PROPOSED

LEGACY  
CAR WASH

666

BRAGGS CORNER RD

15,346 SF  
OF RETAIL SPACE  
& 6,050 SF  
OF 2ND FLOOR  
OFFICE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- New mixed-use project featuring 15,346 SF  $\pm$  of retail and 6,050 SF  $\pm$  of 2nd floor office space
- Projected to break ground in Q1 2026
- Ideal retail uses include service, restaurant, brewery, etc.
- Join Shell Gas, Legacy Markets convenience, and Legacy Car Wash (proposed)
- High visibility site – 45,000  $\pm$  cars per day on Route 15 and 11,000  $\pm$  cars per day on Rt. 666
- Excellent highway proximity – easy access to Route 29 and Route 666 interchange
- Established commercial hub including multiple health care, manufacturing, retail and technology businesses, and the Eastern View High School and Sports Complex

AVAILABLE  
(PROPOSED):

15,346 SF  $\pm$  (RETAIL/RESTAURANT)

6,050 SF  $\pm$  (2ND FLOOR OFFICE)

PARKING:

139 SURFACE SPACES

ZONING:

HI (INDUSTRIAL DISTRICT)

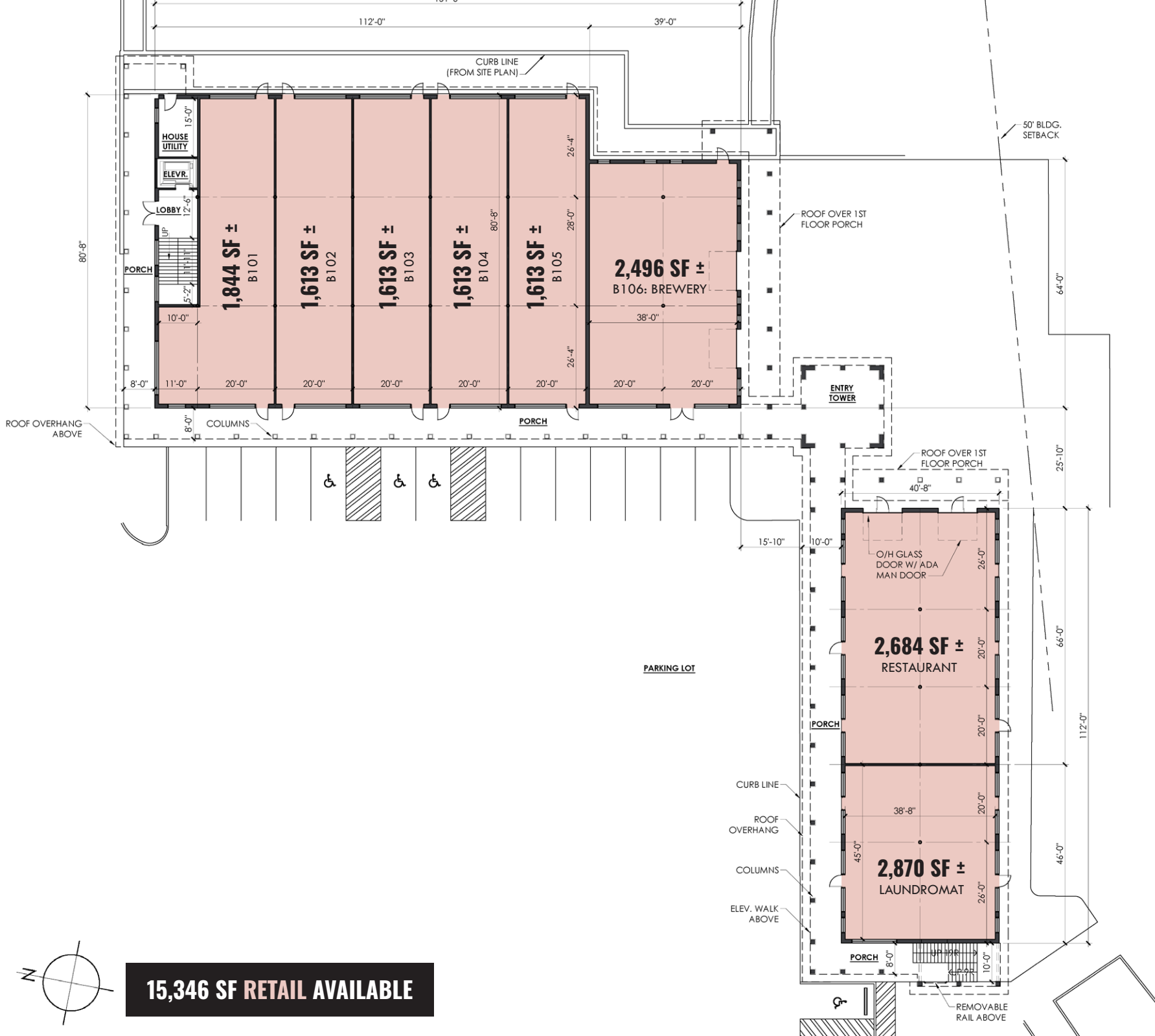
RENTAL RATE:

NEGOTIABLE

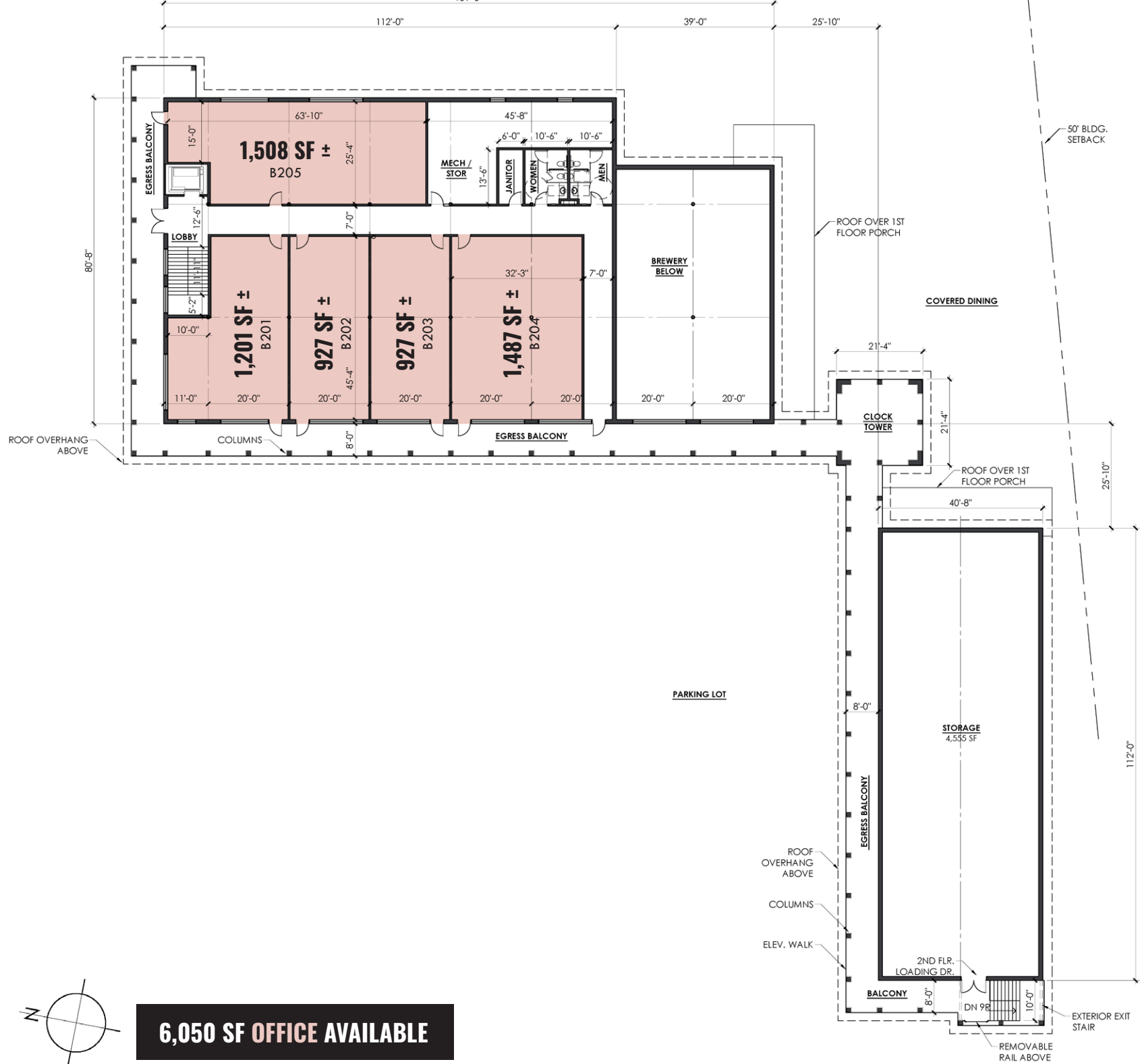




# FLOOR PLAN: 1ST FLOOR (RETAIL)



**6,050 SF OFFICE AVAILABLE**





# LOCAL BIRDSEYE





# CULPEPER TRADE AREA





# DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

## RESIDENTIAL POPULATION



182

13,045

29,419

## DAYTIME POPULATION



1,232

17,071

29,561

## AVERAGE HOUSEHOLD INCOME



\$108,031

\$105,696

\$107,537

## NUMBER OF HOUSEHOLDS



48

4,628

10,216

## MEDIAN AGE

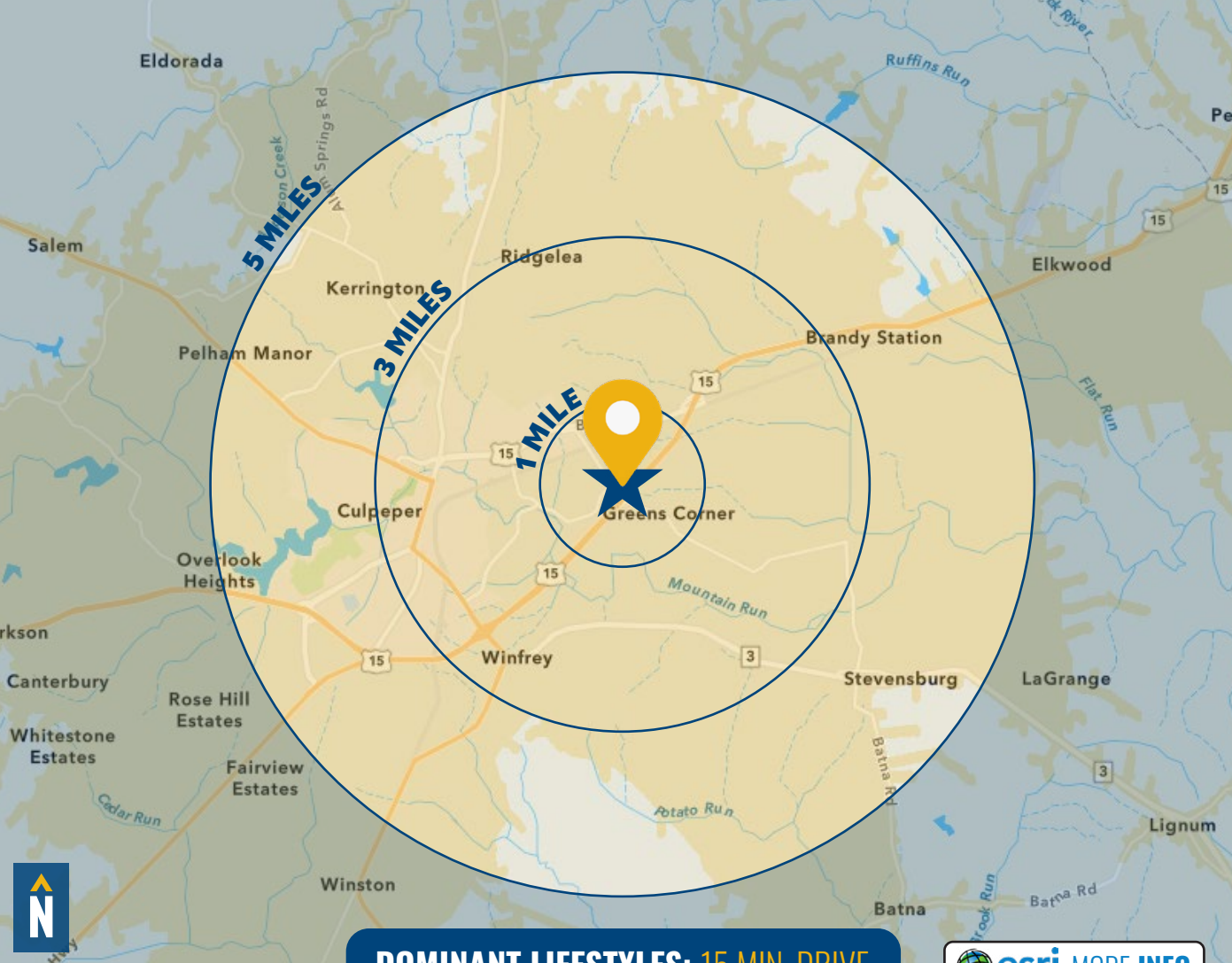


35.8

36.6

37.1

FULL DEMOS REPORT



DOMINANT LIFESTYLES: 15 MIN. DRIVE

esri MORE INFO

23%

UP-AND-COMING  
FAMILIES

MEDIAN

AGE: 33.6

HH INCOME: \$89,093



These are large, young families in a variety of household structures. Residents tend to spend money on their children, pets and homes. They often frequent movie theaters, zoos, aquariums and theme parks.

21%

MODERATE  
METROS

MEDIAN

AGE: 38.1

HH INCOME: \$70,055



These neighborhoods are young and growing with, many working in healthcare, retail, office/administration, or sales with middle-tier incomes. Clothing, groceries and electronics are typical purchases.

17%

DREAMBELT

MEDIAN

AGE: 41.5

HH INCOME: \$94,802



About half of this population is between 35 and 74, and most households consist of married cohabitating couples. They like to shop at warehouse clubs and often spend money on their pets and gardening tools.



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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