

CAFARO
— Est. 1949 —

SPOTSYLVANIA TOWNE CENTRE

Fredericksburg, Virginia



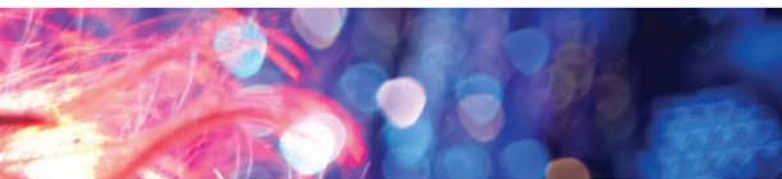


At Cafaro, retail is not just about shopping, it's living.

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.

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	3,943
Spotsylvania County Gov't.	1,000
Stafford County Government	900
University of Mary Washington	1,000
Alorica	600

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

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



belk
MODERN SOUTHERN STYLE

BUILD-A-BEAR
WORKSHOP

CINNABON

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

BAM! BOOKS-A-MILLION

SAXON SHOES ACCESSORIES

SEPHORA

FIREBIRDS WOOD FIRED GRILL

RUSH HOUR Live Escape Games

MALAWI'S PIZZA PIZZA WITH A PURPOSE

AVEDA tulip

chico's

menchie's frozen yogurt

Wiggle Worms

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

zumiez

Buckle B 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, 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

ARHAUS[®]
your home



PARAGON
VILLAGE 12



SEPHORA



BAM!
BOOKS-A-MILLION

SAXON
SHOES | ACCESSORIES

Residence
Inn[®]
Marriott[®]







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5577 Youngstown-Warren Road, Niles, Ohio 44446
For leasing information Phone: 330-747-2661 • Fax: 330-743-2902
For additional information visit us online at www.CafaroCompany.com

