



LAKE RIDGE

CULPEPER, VA



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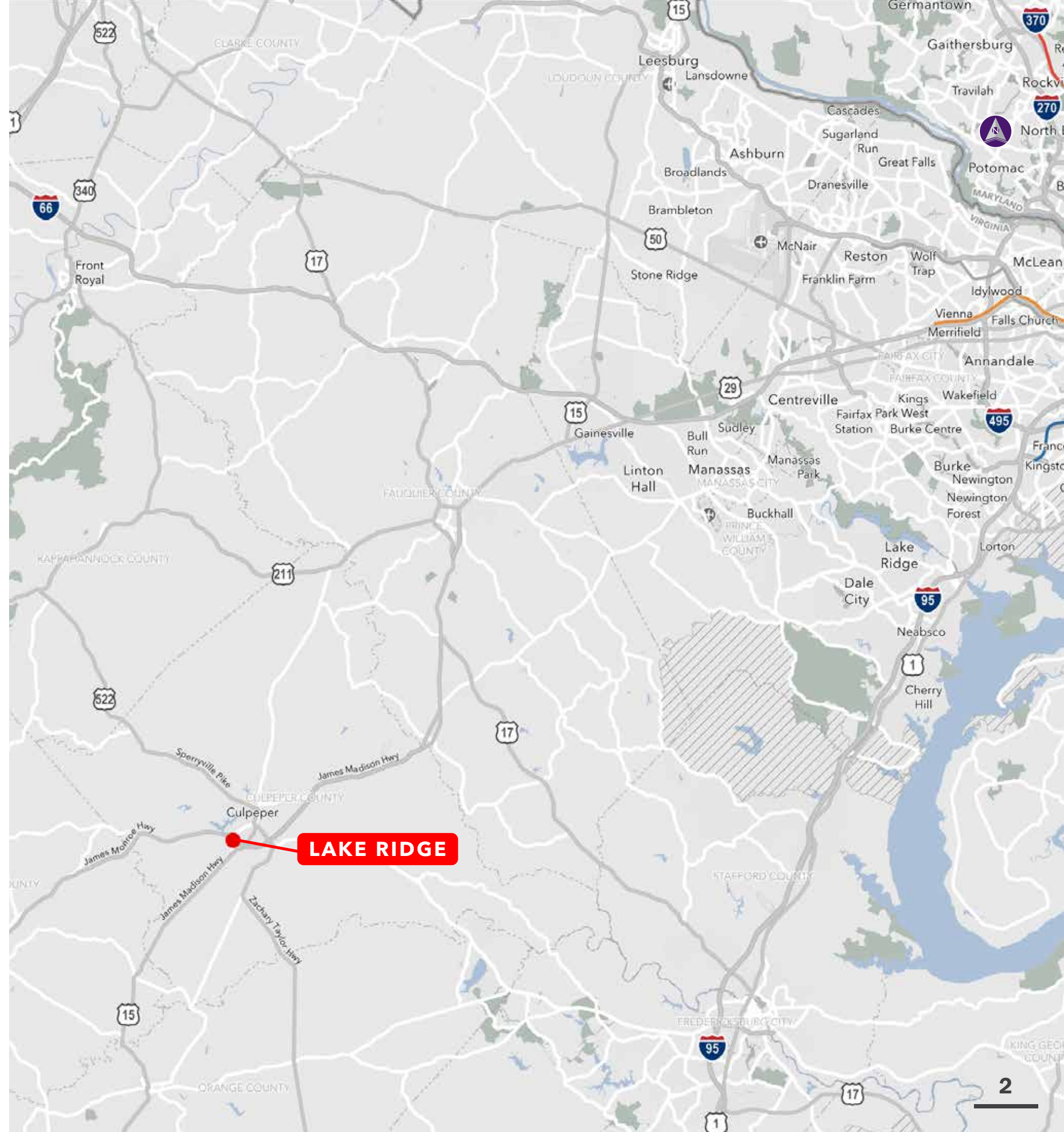
CULPEPER, VA

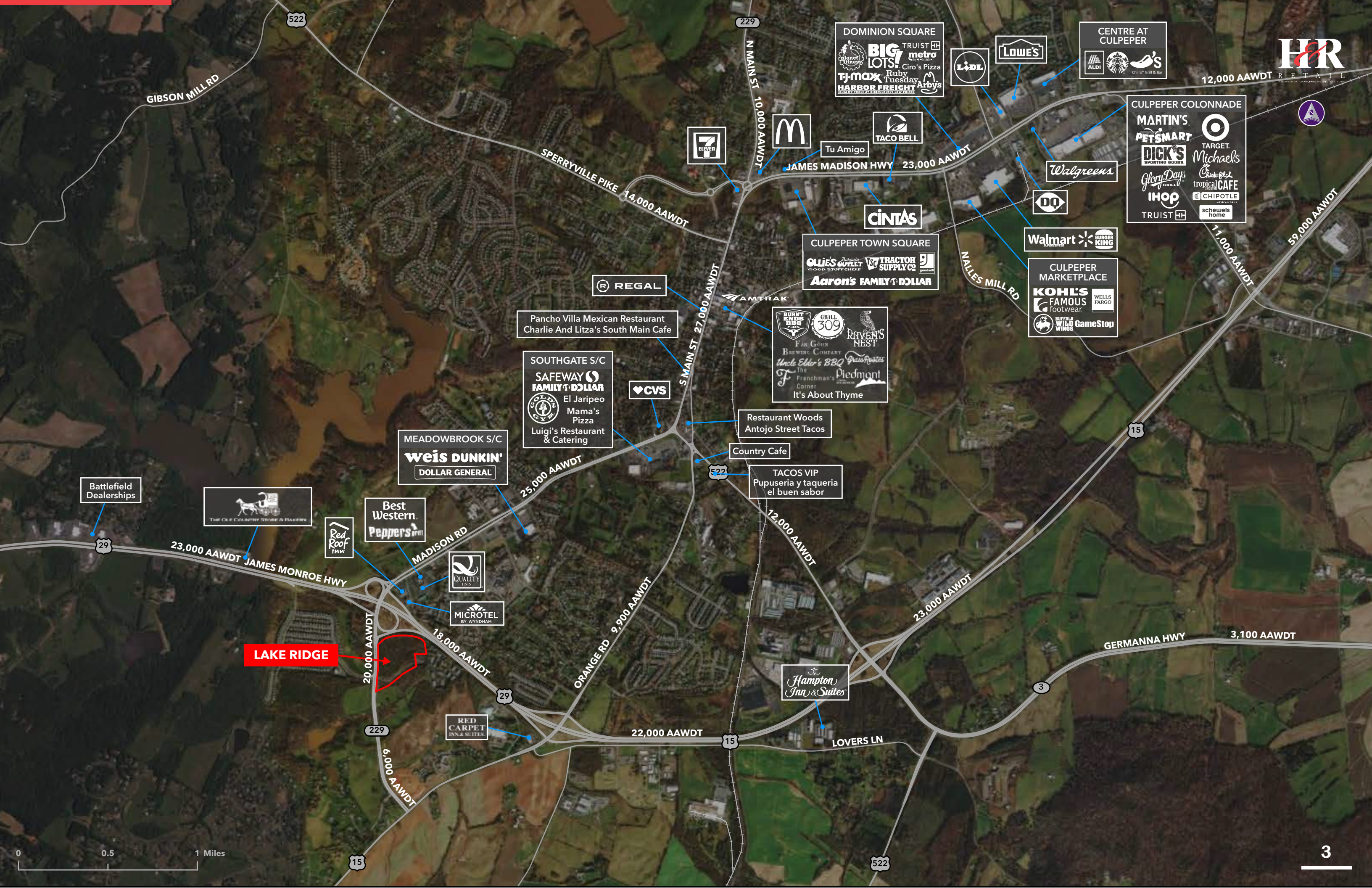
HIGHLIGHTS

- Located at the major intersection of Route 229 Madison Road and James Monroe Hwy US HWY 29
- Anchor, Junior Anchor and pad sites available
- Up to 150,000 square feet of retail space available
- [Zoned CS](#)
- Highway signage potential
- Traffic counts
Route 229 - 20,000 AAWDT
US HWY 29 - 18,000 AAWDT

2023 DEMOGRAPHICS

Total Population	Daytime Population	Median HH Income	College Degree
3 MILES 25,056	26,903	\$82,506	38.0%
5 MILES 32,874	32,750	\$86,234	38.5%
10 MILES 47,895	42,507	\$88,277	37.5%



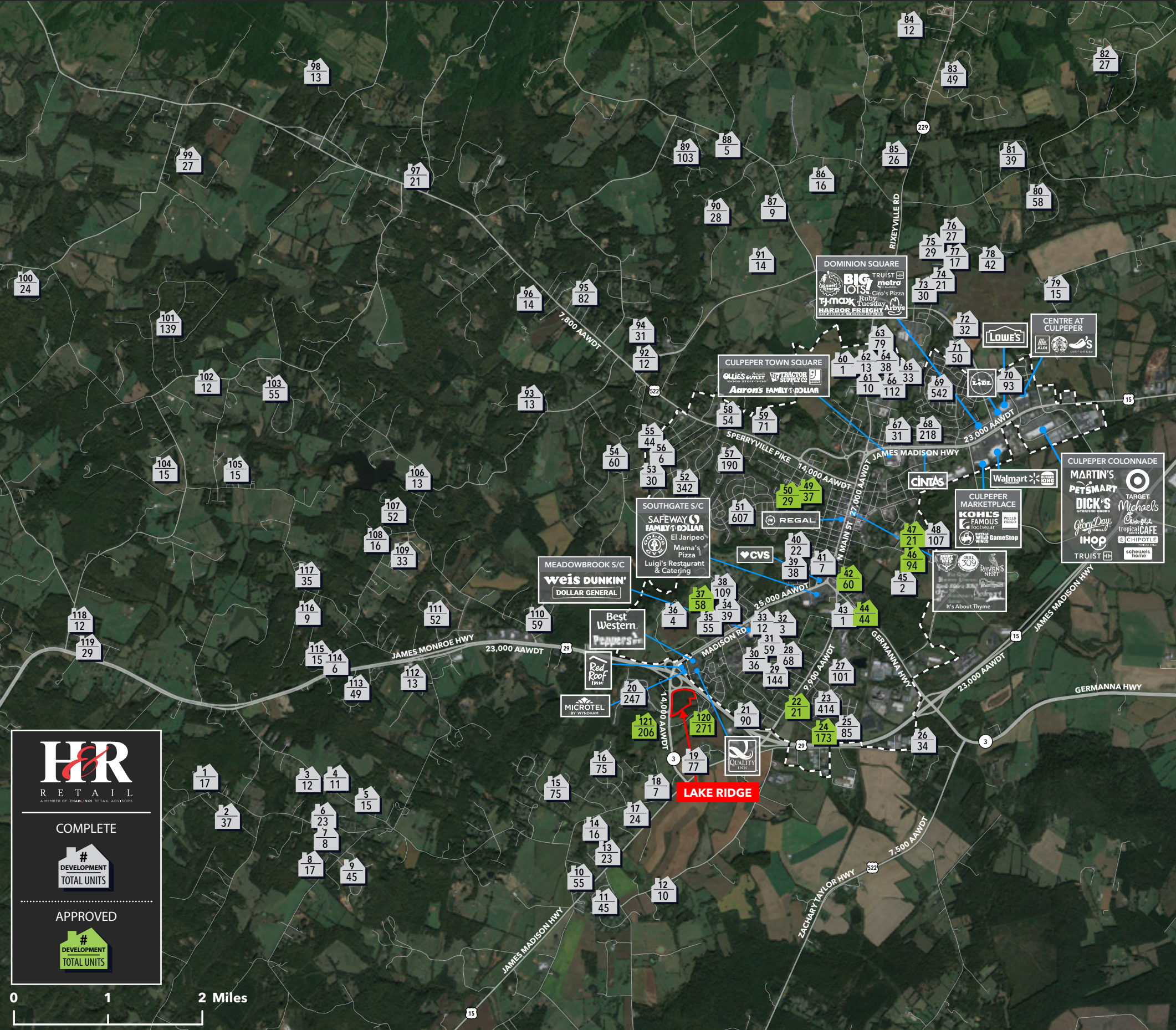


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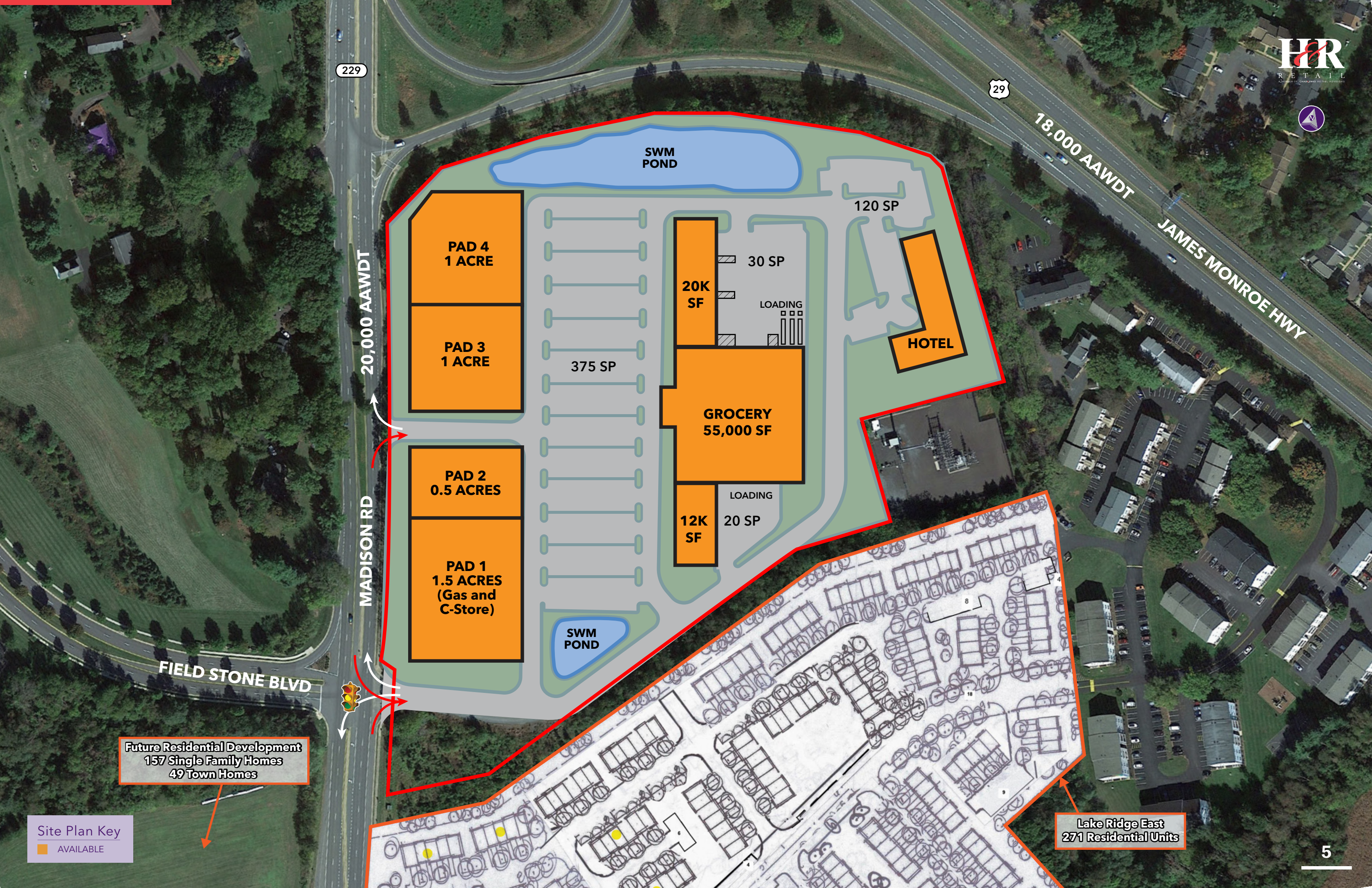
0 0.5 1 Miles

HOUSING DEVELOPMENT AERIAL

CULPEPER, VA



#	DEVELOPMENT NAME	STATUS	TOTAL UNITS	#	DEVELOPMENT NAME	STATUS	TOTAL UNITS
1	SUGAR TREE HILL	COMP	17	62	KING STREET COMMONS	COMP	13
2	HILLENDALE	COMP	37	63	WILLOW SHADE	COMP	79
3	CANTERBURY	COMP	12	64	MOSBY MEADOWS	COMP	38
4	CORBINS WAY	COMP	11	65	KINGS MANOR	COMP	33
5	SPRINGWOOD	COMP	15	66	GRANDVIEW	COMP	112
6	WINDSONG SUBDIVISION	COMP	23	67	SLEEPY HOLLOW MH PARK	COMP	31
7	KIRTLEY ESTATES	COMP	8	68	BELLE PARC	COMP	218
8	WHITSTONE ESTATES	COMP	17	69	MEADOWS OF CULPEPER	COMP	542
9	DOVE HILL ESTATES	COMP	45	70	MADISON GROVE	COMP	93
10	FAIRVIEW ACRES	COMP	55	71	NORTH RIDGE PHASE I	COMP	50
11	FAIRVIEW ESTATES	COMP	45	72	NORTH RIDGE PHASE II	COMP	32
12	BUCK RUN ESTATES	COMP	10	73	NORTH RIDGE PHASE III	COMP	30
13	ROTHERWOOD II	COMP	23	74	NORTH RIDGE PHASE IV	COMP	21
14	FOX HILL ESTATES	COMP	16	75	NORTH RIDGE II PHASE VII	COMP	29
15	CLAIRMONT MANOR	COMP	75	76	NORTH RIDGE II PHASE VIII	COMP	27
16	CEDARBROOKE	COMP	75	77	NORTH RIDGE PHASE V	COMP	17
17	ROTHERWOOD I	COMP	24	78	NORTH RIDGE PHASE VII	COMP	42
18	ANDERSON MEADOWS	COMP	7	79	BLUEMONT KNOLLS	COMP	15
19	THE CULPEPPER RETIREMENT COMMUNITY	COMP	77	80	CHURCHILL SUBDIVISION	COMP	58
20	THREE FLAGS PHASE 1	COMP	247	81	RIDGELEA	COMP	39
21	ELIZABETH CROSSING	COMP	90	82	BERRYVALE SUBDIVISION	COMP	27
22	RIDGEVIEW	APRVD	21	83	KAVANAUGH MEADS	COMP	49
23	HIGHPOINT	COMP	414	84	SUNSET HILLS	COMP	12
24	LAUREL PARK PHASE I	APRVD	173	85	CATALPA ESTATES	COMP	26
25	LAUREL PARK	COMP	85	86	SKYVIEW ESTATES	COMP	16
26	CARLETON HILLS	COMP	34	87	KERRINGTON SUBDIVISION	COMP	9
27	MAGNOLIA GREEN	COMP	101	88	EAGLES NEST	COMP	5
28	ABERDEEN GREEN	COMP	68	89	RANDLE RIDGE ESTATES	COMP	103
29	FARMINGTON HEIGHTS	COMP	144	90	CHESTERFIELD ESTATES	COMP	28
30	WAKEFIELD VILLAGE TOWNHOMES	COMP	36	91	MILLWOOD	COMP	14
31	WESTMINSTER SQUARE	COMP	59	92	PULLIAM SUBDIVISION	COMP	12
32	FLETCHERS GLEN	COMP	3	93	SIGNAL HILL	COMP	13
33	WATERFORD ESTATES	COMP	12	94	HIGH ACRES	COMP	31
34	MULBERRY GREENS	COMP	39	95	PELHAM MANOR	COMP	82
35	MULBERRY COURT	COMP	55	96	CHERRY HILL	COMP	14
36	GREENS ON LAKE PELHAM	COMP	4	97	STONEHOUSE MOUNTAIN	COMP	21
37	THE GREENS	APRVD	58	98	HIGHLAND ESTATES	COMP	13
38	COUNTRY CLUB ESTATES	COMP	109	99	VILLAGE OF GRIFFINSBURG	COMP	27
39	OAKLAWN	COMP	38	100	THE FIELDS AT GRIFFINSBURG	COMP	24
40	CULPEPPER LOFTS	COMP	22	101	RILLHURST ESTATES	COMP	139
41	OAKVIEW CONDOS	COMP	7	102	GRIFFIN GATES	COMP	12
42	LIGHTFOOT APARTMENTS	APRVD	60	103	FOX CHASE	COMP	55
43	CULPEPPER DOWNS	COMP	1	104	LAKEVIEW ESTATES	COMP	15
44	MADISON STATION	APRVD	44	105	GLENDALE	COMP	15
45	COPPER RIDGE	COMP	2	106	BELLA POINTE	COMP	13
46	TOWNES AT MTN BROOK	APRVD	94	107	MOUNTAIN RUN LAKE	COMP	52
47	MOUNTAIN RUN ESTATES	APRVD	21	108	WILDWOOD	COMP	16
48	MOUNTAIN BROOK ESTATES	COMP	107	109	LAKEMONT	COMP	33
49	PARKSIDE APARTMENTS	APRVD	37	110	OVERLOOK HEIGHTS	COMP	59
50	WILLOW GROVE APARTMENTS	APRVD	29	111	STONE RIDGE	COMP	52
51	LAKEVIEW	COMP	607	112	WHITE SHOP ESTATES	COMP	13
52	REDWOOD LAKES	COMP	342	113	MERRIMAC SOUTH	COMP	49
53	WAYLAND MANOR	COMP	30	114	FOX FARM ESTATES	COMP	6
54	CULPEPPER LAKES	COMP	60	115	WINTERWOOD	COMP	15
55	FRANKLIN MEADOWS	COMP	44	116	MADISON OAKS	COMP	9
56	VAUGHNS BRANCH VILLAGE	COMP	6	117	HERITAGE ESTATES	COMP	35
57	PELHAMS REACH	COMP	190	118	KENTON ESTATES	COMP	12
58	CARDINAL VIEW	COMP	54	119	REVA PARK	COMP	29
59	RIVERDALE	COMP	71	120	LAKE RIDGE EAST	APRVD	271
60	ASHGLOW	COMP	1	121	FUTURE DEVELOPMENT	APRVD	206
61	SUNSET VIEW	COMP	10				
	TOTAL		7,372				



229

29

MADISON RD

MADISON RD

FIELD STONE BLVD

18,000 AAWDT

JAMES MONROE HWY

SWM POND

120 SP

PAD 4
1 ACRE

30 SP

20K SF

LOADING

HOTEL

PAD 3
1 ACRE

375 SP

GROCERY
55,000 SF

PAD 2
0.5 ACRES

LOADING

12K SF

20 SP

PAD 1
1.5 ACRES
(Gas and C-Store)

SWM POND

Future Residential Development
157 Single Family Homes
49 Town Homes

Site Plan Key
AVAILABLE

Lake Ridge East
271 Residential Units

Psychographic Profile

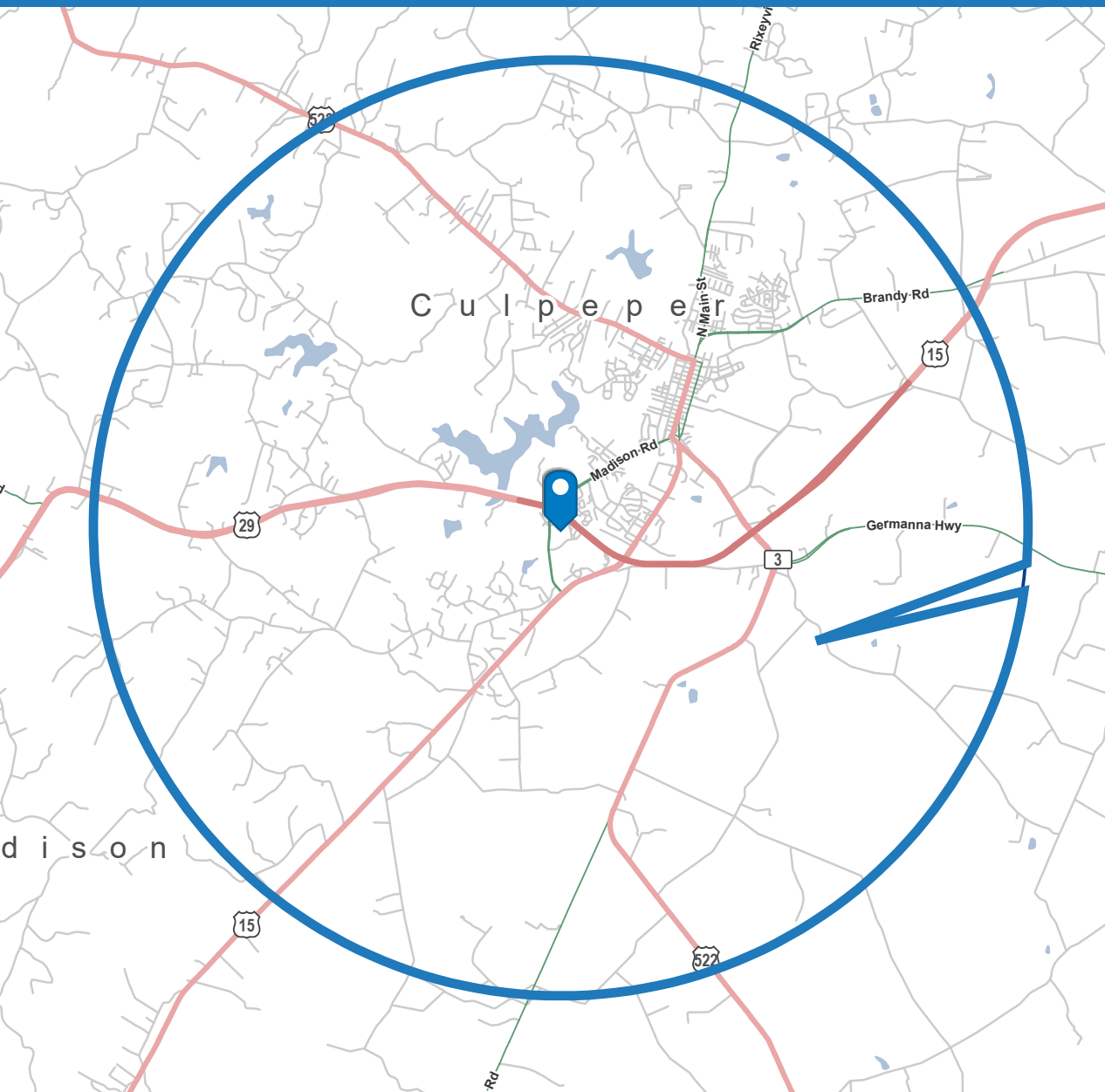
2020 and 2025 Esri Forecasts. Converted Census 2000 data into 2010 geography
 Lat/Lon: 38.45068/-78.02156



CULPEPER, VA

DEMOGRAPHIC PROFILE (2023)

Lake Ridge
5 mile ring



KEY FACTS

32,874

Population

36.9

Median Age

11,545

Households

EDUCATION



27%

High School Diploma



18%

Bachelor's Degree



11%

Graduate/Professional Degree

INCOME



\$86,234

Median Household Income

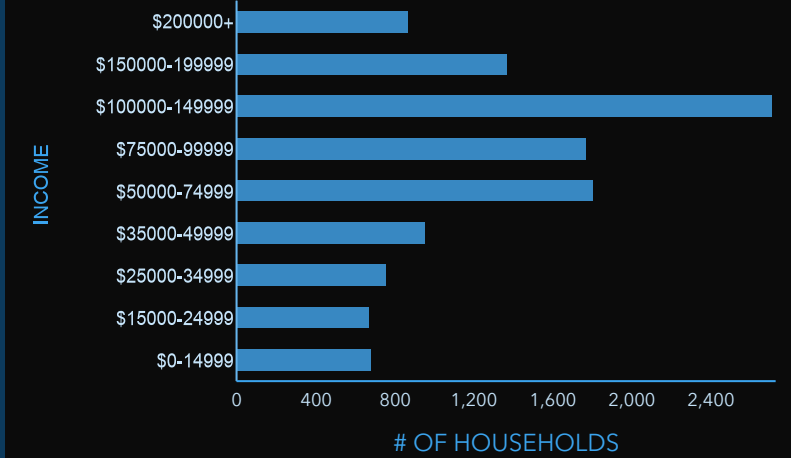


\$37,292

Per Capita Income

\$107,665

AVERAGE HH INCOME (\$)



BUSINESS



1,283

Total Businesses



32,750

Daytime Population



93

Food Srv & Drinking Places

TAPESTRY SEGMENTS



8E

Front Porches
2,480 (21.5%) of households

Front Porches blends household types, with more young families with children or single households than average. This group is also more diverse than the US. Half of householders are renters, and many of the homes are older town homes or duplexes. Friends and family are central to Front Porches residents and help to influence household buying decisions. Residents enjoy their automobiles and like cars that are fun to drive. Income and net worth are well below the US average, and many families have taken out loans to make ends meet.

- Price is more important than brand names or style to these consumers.
- With limited incomes, these are not adventurous shoppers.
- They would rather cook a meal at home than dine out.
- They seek adventure and strive to have fun.



4C

Middleburg
2,489 (21.6%) of households

Middleburg neighborhoods transformed from the easy pace of country living to semirural subdivisions in the last decade, when the housing boom reached out. Residents are conservative, family-oriented consumers. Still more country than rock and roll, they are thrifty but willing to carry some debt and are already investing in their futures. They rely on their smartphones and mobile devices to stay in touch and pride themselves on their expertise. They prefer to buy American and travel in the US. This market is younger but growing in size and assets.

- Traditional values are the norm here—faith, country, and family.
- Prefer to buy American and for a good price.
- Comfortable with the latest in technology, for convenience (online banking or saving money on landlines) and entertainment.



7A

Up and Coming Families
2,258 (19.6%) of households

Up and Coming Families is a market in transition—residents are younger and more mobile and ethnically diverse than the previous generation. They are ambitious, working hard to get ahead, and willing to take some risks to achieve their goals. The recession has impacted their financial well-being, but they are optimistic. Their homes are new; their families are young. And this is one of the fastest-growing markets in the country.

- Careful shoppers, aware of prices, willing to shop around for the best deals and open to influence by others' opinions.
- Seek the latest and best in technology.
- Young families still feathering the nest and establishing their style.



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Information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. Independent confirmation of its accuracy and completeness is your responsibility, H&R Retail, Inc.

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