



LAKE RIDGE

CULPEPER, VA



HR
RETAIL
A MEMBER OF CHAINLINKS RETAIL ADVISORS







LAKE RIDGE

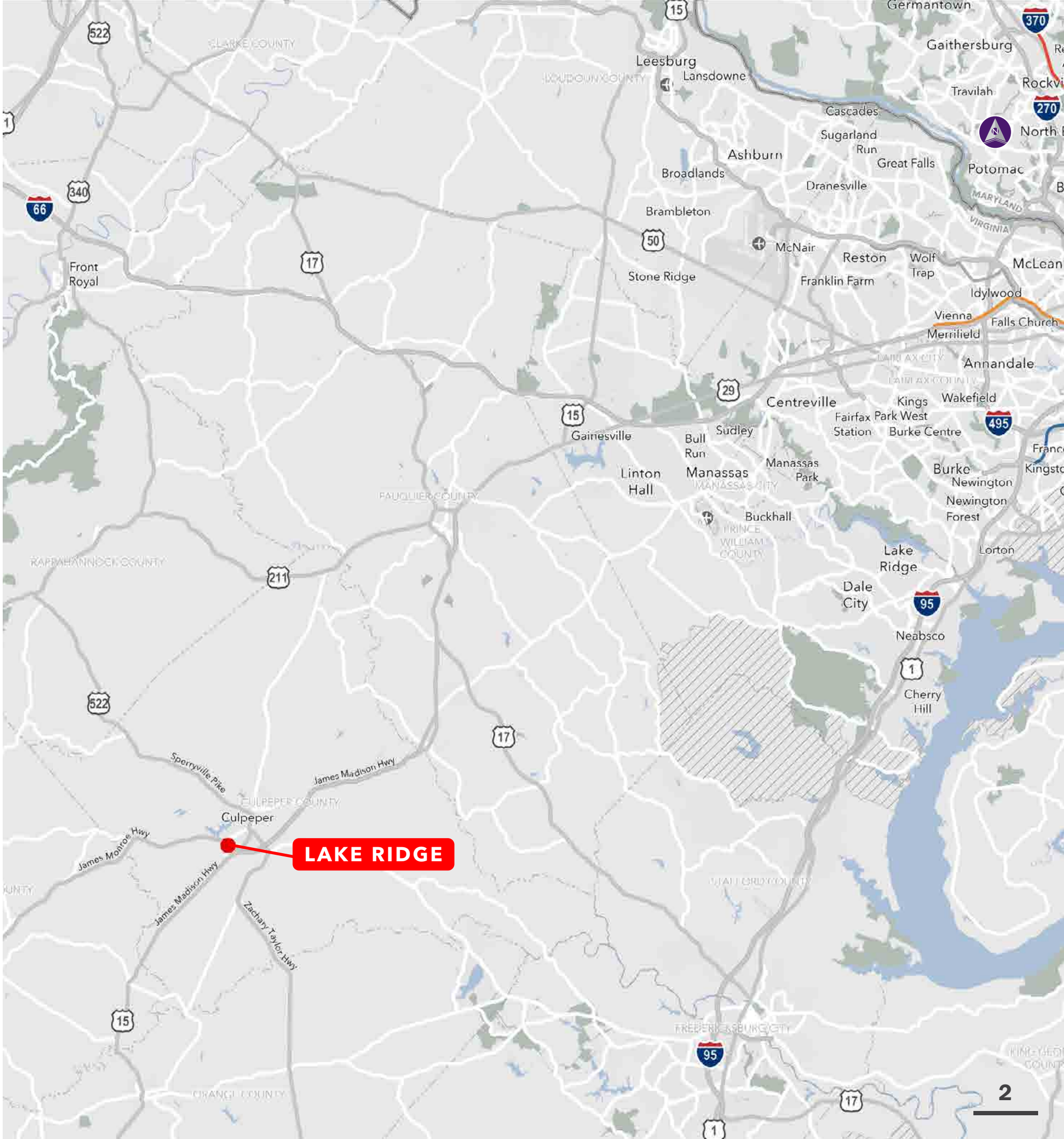
CULPEPER, VA

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 - 14,000 AAWDT
US HWY 29 - 20,000 AAWDT

2024 DEMOGRAPHICS

 Total Population	 Daytime Population	 Median HH Income	 College Degree
3 MILES 20,973	20,341	\$91,919	38.1%
5 MILES 32,611	32,032	\$91,923	37.2%
10 MILES 48,734	42,248	\$94,213	37.5%





GIBSON MILL RD

522

229

DOMINION SQUARE

TJ-MAXX TRUIST HH

HARBOR FREIGHT
QUALITY TOOLS AT RIDICULOUSLY LOW PRICES

DOLLAR TREE

Ruby Tuesday Arby's

CENTRE AT CULPEPER

ALDI

Starbucks

Chili's Grill & Bar

12,000 AAWDT

CULPEPER COLONNADE

MARTIN'S PETSMART

DICK'S SPORTING GOODS

Michael's

Target TRUIST IHOP

Glory Days Grill

schewels home

tropical CAFE

CHIPOTLE MEXICAN GRILL

7 ELEVEN

McDonald's

TACO BELL

JAMES MADISON HWY 24,000 AAWDT

Cintas

Walgreens

Walmart

BURGER KING

CULPEPER TOWN SQUARE

OLLIE'S OUTLET GOOD STUFF CHEAP

TRACTOR SUPPLY CO

Aaron's FAMILY DOLLAR

CULPEPER MARKETPLACE

KOHL'S FAMOUS footwear

GameStop

ANYTIME FITNESS

WELLS FARGO

REGAL

Pancho Villa Mexican Restaurant
Charlie And Litza's South Main Cafe

SOUTHGATE S/C

SAFeway

FAMILY DOLLAR

GOLD'S GYM

Luigi's Restaurant & Catering

CVS

BURNT ENDS BBQ

GRILL 309

RAVEN'S NEST

FAR GOIN BREWING COMPANY

Uncle Elder's BBQ

GrassRoots

The Frenchman's Corner

Piedmont

It's About Thyme

Restaurant Woods
Antojo Street Tacos

Country Cafe

TACOS VIP
Pupuseria y taqueria
el buen sabor

Walgreens

Best Western
Peppers

Red Roof Inn

QUALITY INN

MICROTEL BY WYNDHAM

MEADOWBROOK S/C

weis DUNKIN'

El Jaripeo

DOLLAR GENERAL

Mama's Pizza & Subs

Battlefield Dealerships

THE OLE COUNTRY STORE & BAKERY

JAMES MONROE HWY 26,000 AAWDT

LAKE RIDGE

14,000 AAWDT

20,000 AAWDT

RED CARPET INN & SUITES

ORANGE RD 8,000 AAWDT

30,000 AAWDT

9,700 AAWDT

30,000 AAWDT

GERMANNA HWY 8,200 AAWDT

48,000 AAWDT

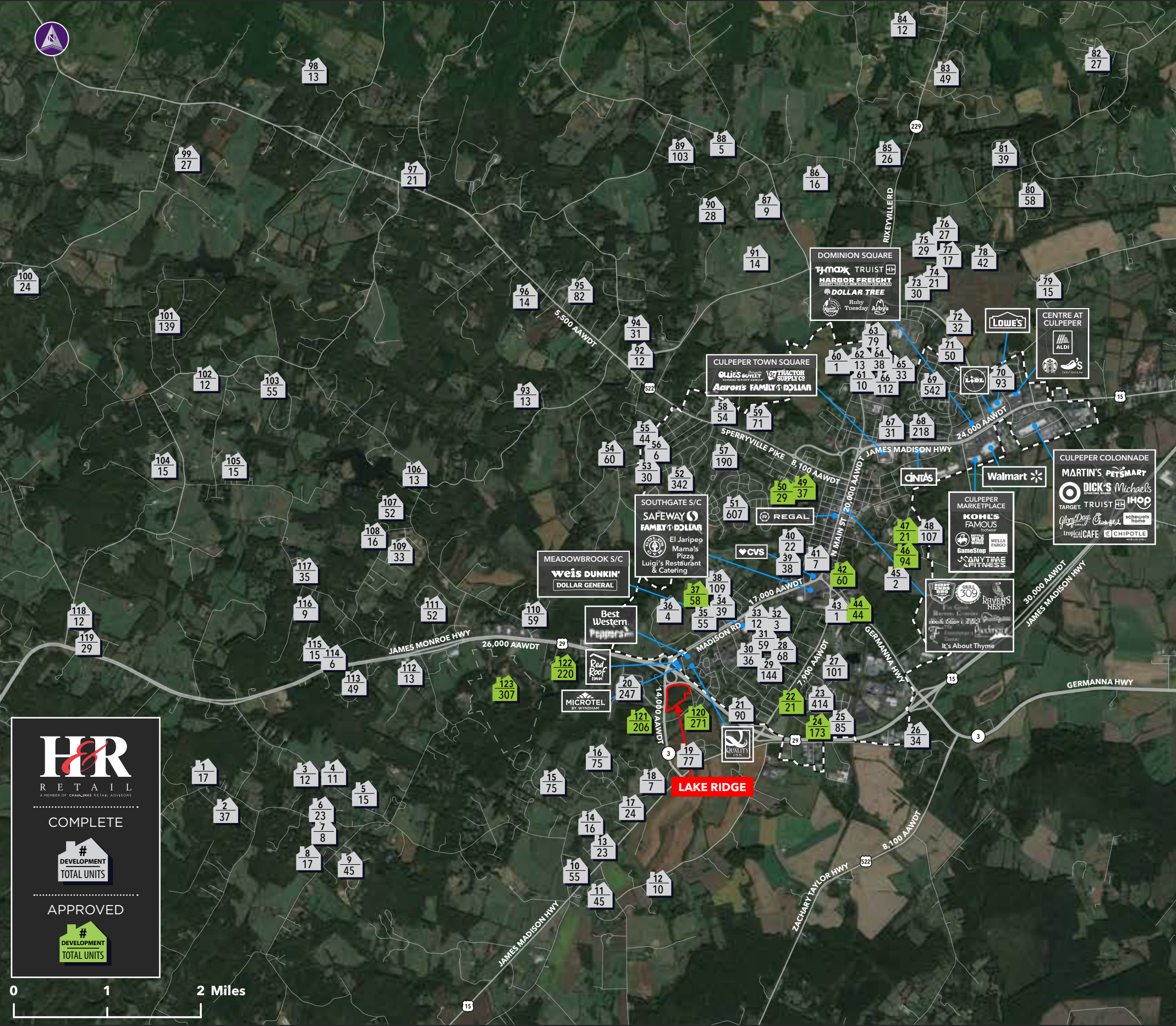
Hampton Inn & Suites

LOVERS LN

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	63	WILLOW SHADE	COMP	79
2	HILLENDALE	COMP	37	64	MOSBY MEADOWS	COMP	38
3	CANTERBURY	COMP	12	65	KINGS MANOR	COMP	33
4	CORBINS WAY	COMP	11	66	GRANDVIEW	COMP	112
5	SPRINGWOOD	COMP	15	67	SLEEPY HOLLOW MH PARK	COMP	31
6	WINDSONG SUBDIVISION	COMP	23	68	BELLE PARC	COMP	218
7	KIRTLEY ESTATES	COMP	8	69	MEADOWS OF CULPEPER	COMP	542
8	WHITSTONE ESTATES	COMP	17	70	MADISON GROVE	COMP	93
9	DOVE HILL ESTATES	COMP	45	71	NORTH RIDGE PHASE I	COMP	50
10	FAIRVIEW ACRES	COMP	55	72	NORTH RIDGE PHASE II	COMP	32
11	FAIRVIEW ESTATES	COMP	45	73	NORTH RIDGE PHASE III	COMP	30
12	BUCK RUN ESTATES	COMP	10	74	NORTH RIDGE PHASE IV	COMP	21
13	ROTHERWOOD II	COMP	23	75	NORTH RIDGE II PHASE VII	COMP	29
14	FOX HILL ESTATES	COMP	16	76	NORTH RIDGE II PHASE VIII	COMP	27
15	CLAIRMONT MANOR	COMP	75	77	NORTH RIDGE PHASE V	COMP	17
16	CEDARBROOKE	COMP	75	78	NORTH RIDGE PHASE VII	COMP	42
17	ROTHERWOOD I	COMP	24	79	BLUEMONT KNOLLS	COMP	15
18	ANDERSON MEADOWS	COMP	7	80	CHURCHILL SUBDIVISION	COMP	58
19	THE CULPEPPER RETIREMENT COMMUNITY	COMP	77	81	RIDGELEA	COMP	39
20	THREE FLAGS PHASE 1	COMP	247	82	BERRYVALE SUBDIVISION	COMP	27
21	ELIZABETH CROSSING	COMP	90	83	KAVANAUGH MEADS	COMP	49
22	RIDGEVIEW	APRVD	21	84	SUNSET HILLS	COMP	12
23	HIGHPOINT	COMP	414	85	CATALPA ESTATES	COMP	26
24	LAUREL PARK PHASE I	APRVD	173	86	SKYVIEW ESTATES	COMP	16
25	LAUREL PARK	COMP	85	87	KERRINGTON SUBDIVISION	COMP	9
26	CARLETON HILLS	COMP	34	88	EAGLES NEST	COMP	5
27	MAGNOLIA GREEN	COMP	101	89	RANDLE RIDGE ESTATES	COMP	103
28	ABERDEEN GREEN	COMP	68	90	CHESTERFIELD ESTATES	COMP	28
29	FARMINGTON HEIGHTS	COMP	144	91	MILLWOOD	COMP	14
30	WAKEFIELD VILLAGE TOWNHOMES	COMP	36	92	PULLIAM SUBDIVISION	COMP	12
31	WESTMINSTER SQUARE	COMP	59	93	SIGNAL HILL	COMP	13
32	FLETCHERS GLEN	COMP	3	94	HIGH ACRES	COMP	31
33	WATERFORD ESTATES	COMP	12	95	PELHAM MANOR	COMP	82
34	MULBERRY GREENS	COMP	39	96	CHERRY HILL	COMP	14
35	MULBERRY COURT	COMP	55	97	STONEHOUSE MOUNTAIN	COMP	21
36	GREENS ON LAKE PELHAM	COMP	4	98	HIGHLAND ESTATES	COMP	13
37	THE GREENS	APRVD	58	99	VILLAGE OF GRIFFINSBURG	COMP	27
38	COUNTRY CLUB ESTATES	COMP	109	100	THE FIELDS AT GRIFFINSBURG	COMP	24
39	OAKLAWN	COMP	38	101	RILLHURST ESTATES	COMP	139
40	CULPEPER LOFTS	COMP	22	102	GRIFFIN GATES	COMP	12
41	OAKVIEW CONDOS	COMP	7	103	FOX CHASE	COMP	55
42	LIGHTFOOT APARTMENTS	APRVD	60	104	LAKEVIEW ESTATES	COMP	15
43	CULPEPER DOWNS	COMP	1	105	GLENDALE	COMP	15
44	MADISON STATION	APRVD	44	106	BELLA POINTE	COMP	13
45	COPPER RIDGE	COMP	2	107	MOUNTAIN RUN LAKE	COMP	52
46	TOWNES AT MTN BROOK	APRVD	94	108	WILDWOOD	COMP	16
47	MOUNTAIN RUN ESTATES	APRVD	21	109	LAKEMONT	COMP	33
48	MOUNTAIN BROOK ESTATES	COMP	107	110	OVERLOOK HEIGHTS	COMP	59
49	PARKSIDE APARTMENTS	APRVD	37	111	STONE RIDGE	COMP	52
50	WILLOW GROVE APARTMENTS	APRVD	29	112	WHITE SHOP ESTATES	COMP	13
51	LAKEVIEW	COMP	607	113	MERRIMAC SOUTH	COMP	49
52	REDWOOD LAKES	COMP	342	114	FOX FARM ESTATES	COMP	6
53	WAYLAND MANOR	COMP	30	115	WINTERWOOD	COMP	15
54	CULPEPER LAKES	COMP	60	116	MADISON OAKS	COMP	9
55	FRANKLIN MEADOWS	COMP	44	117	HERITAGE ESTATES	COMP	35
56	VAUGHNS BRANCH VILLAGE	COMP	6	118	KENTON ESTATES	COMP	12
57	PELHAMS REACH	COMP	190	119	REVA PARK	COMP	29
58	CARDINAL VIEW	COMP	54	120	LAKE RIDGE EAST	APPRVD	271
59	RIVERDALE	COMP	71	121	FUTURE DEVELOPMENT	APPRVD	206
60	ASHGLOW	COMP	1	122	FUTURE DEVELOPMENT	APPRVD	220
61	SUNSET VIEW	COMP	10	123	RUBY RUN	APPRVD	307
62	KING STREET COMMONS	COMP	13	TOTAL		7,899	

229

29

20,000 AAWDT

JAMES MONROE HWY

14,000 AAWDT

MADISON RD

FIELD STONE BLVD

SWM POND

SWM POND

PAD 4
1 ACRE

PAD 3
1 ACRE

PAD 2
0.5 ACRES

PAD 1
1.5 ACRES
(Gas and
C-Store)

375 SP

20K
SF

30 SP

GROCERY
55,000 SF

12K
SF

LOADING
20 SP

120 SP

HOTEL

Future Residential Development
157 Single Family Homes
49 Town Homes

Lake Ridge East
271 Residential Units

Site Plan Key
AVAILABLE

Psychographic Profile

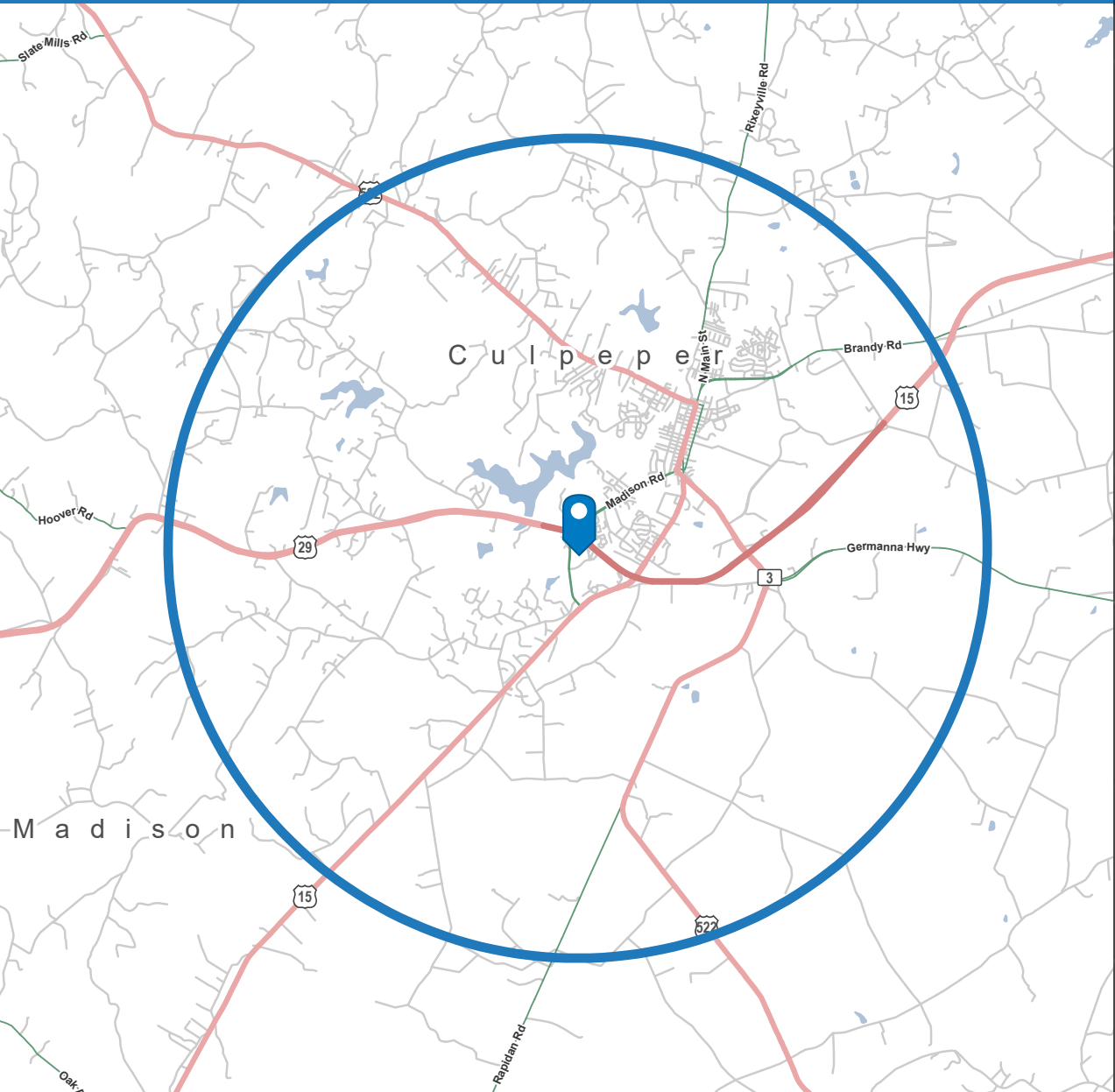
2024 and 2029 Esri Forecasts. Converted Census 2000 data into 2010 geography
Lat/Lon: 38.45068/-78.02156



CULPEPER, VA

DEMOGRAPHIC PROFILE (2024)

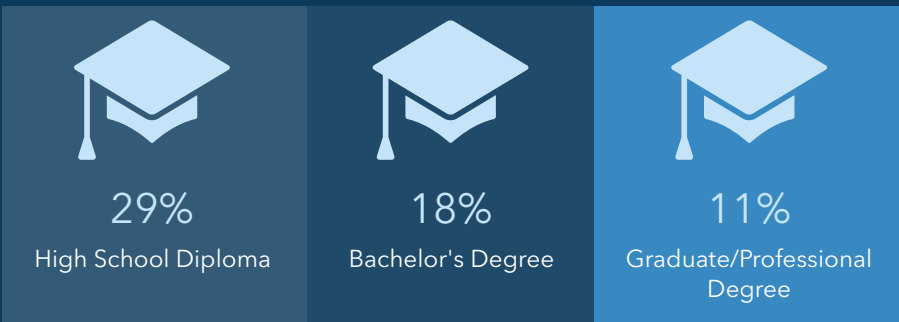
Lake Ridge
5 mile ring



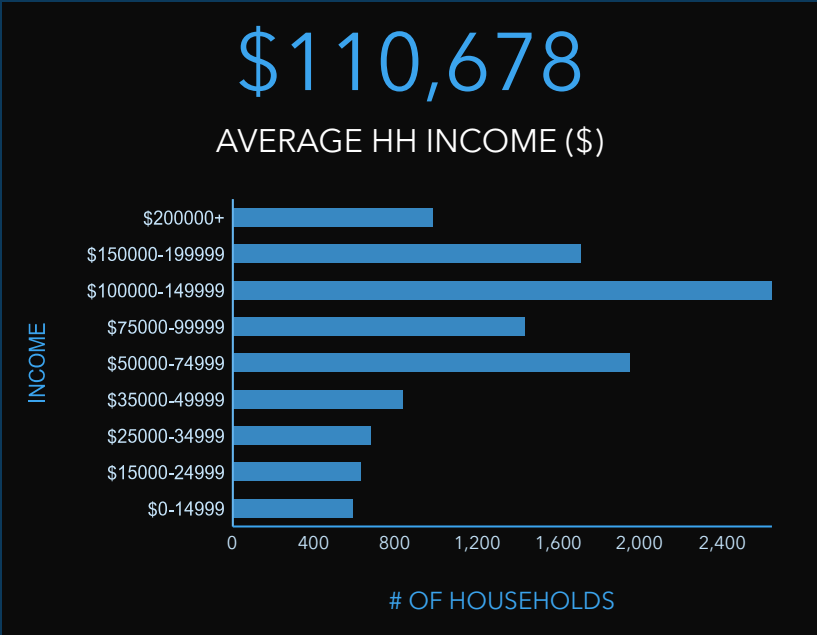
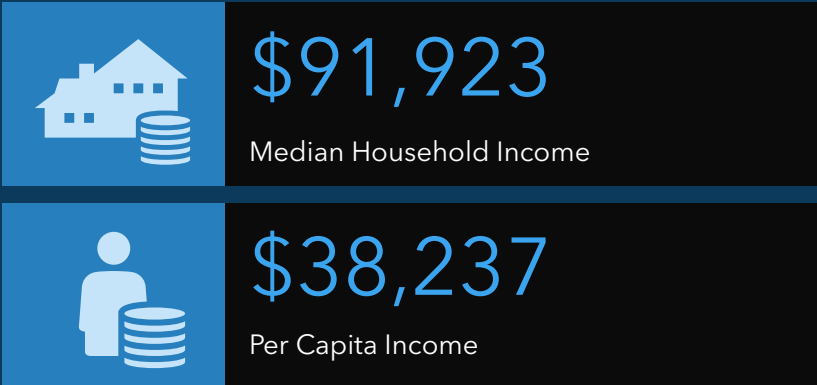
KEY FACTS



EDUCATION



INCOME



BUSINESS



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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