



# NEW MIXED-USE DEVELOPMENT

BENNETT ROAD | CULPEPER, VIRGINIA 22701

FOR  
LEASE



**SITE**

PROPOSED  
**LEGACY  
CAR WASH**

**16,008 SF**  
OF **RETAIL SPACE**  
& **6,108 SF**  
OF **2ND FLOOR**  
**OFFICE**

# PROPERTY OVERVIEW

## HIGHLIGHTS:

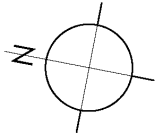
- New mixed-use project featuring 16,008 SF ± of retail and 6,108 SF ± of 2nd floor office space
- Projected to break ground in Q1 2026
- Ideal retail uses include service, restaurant, brewery, etc.
- Join Shell Gas, Legacy Markets convenience, and Legacy Car Wash (proposed)
- High visibility site – 45,000 ± cars per day on Route 15 and 11,000 ± 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):	16,008 SF ± (RETAIL/RESTAURANT)
	6,108 SF ± (2ND FLOOR OFFICE)
PARKING:	139 SURFACE SPACES
ZONING:	HI (INDUSTRIAL DISTRICT)
RENTAL RATE:	NEGOTIABLE

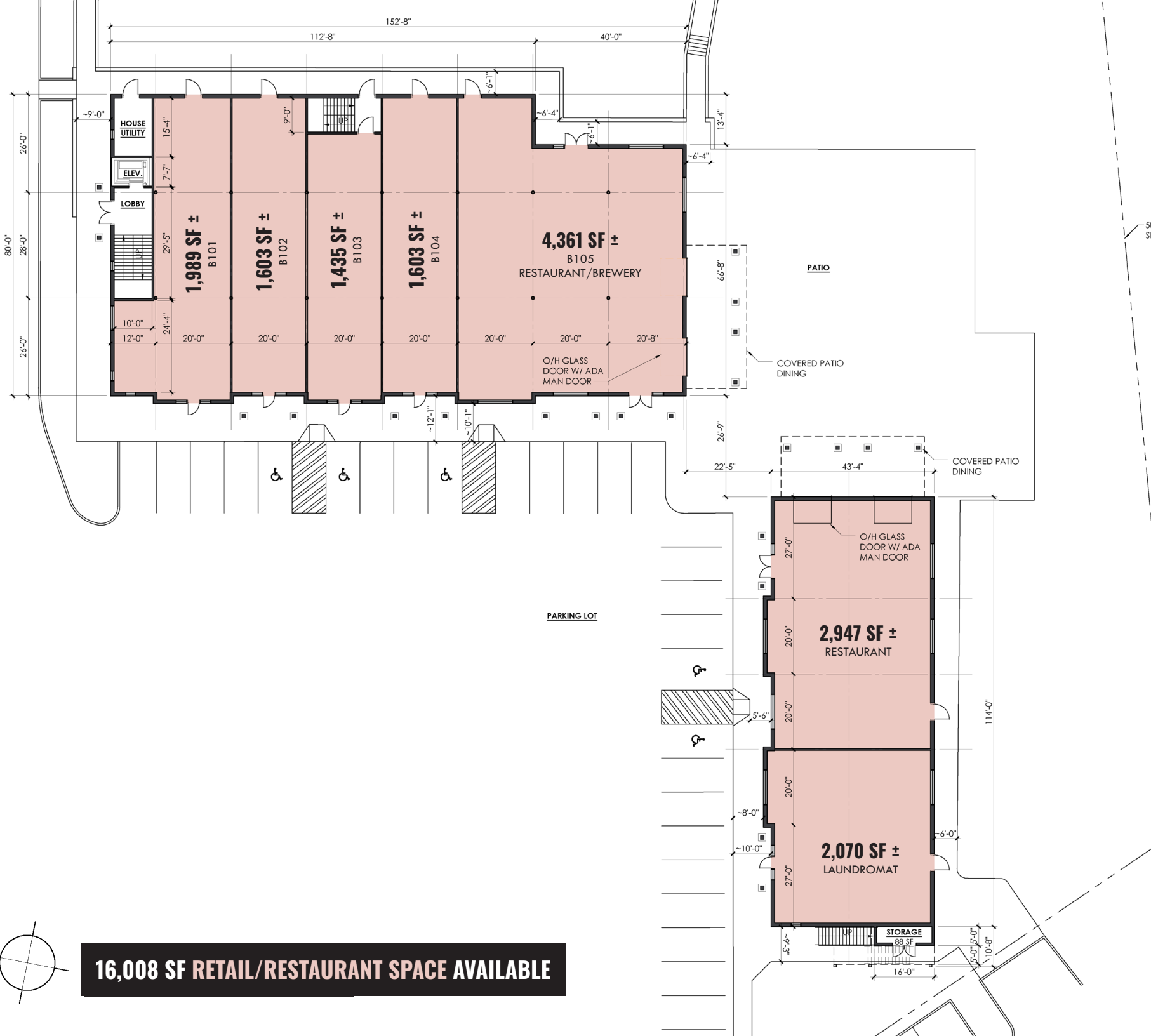


GOOGLE STREET VIEW

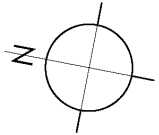
# FLOOR PLAN: 1ST FLOOR (RETAIL)



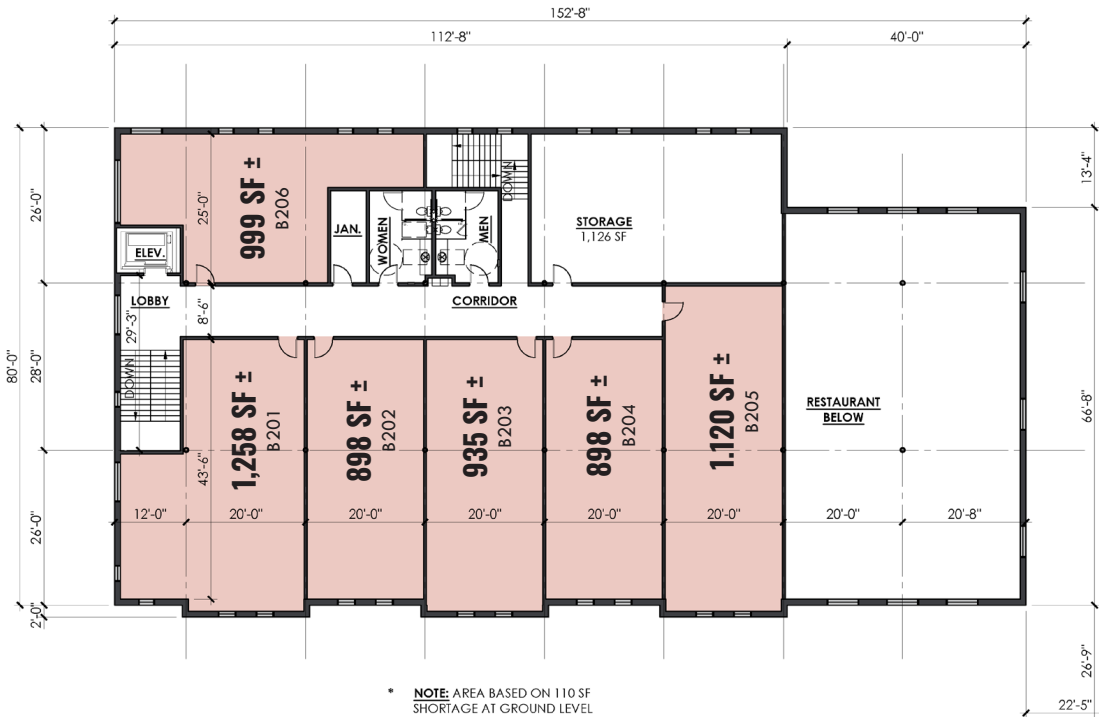
**16,008 SF RETAIL/RESTAURANT SPACE AVAILABLE**



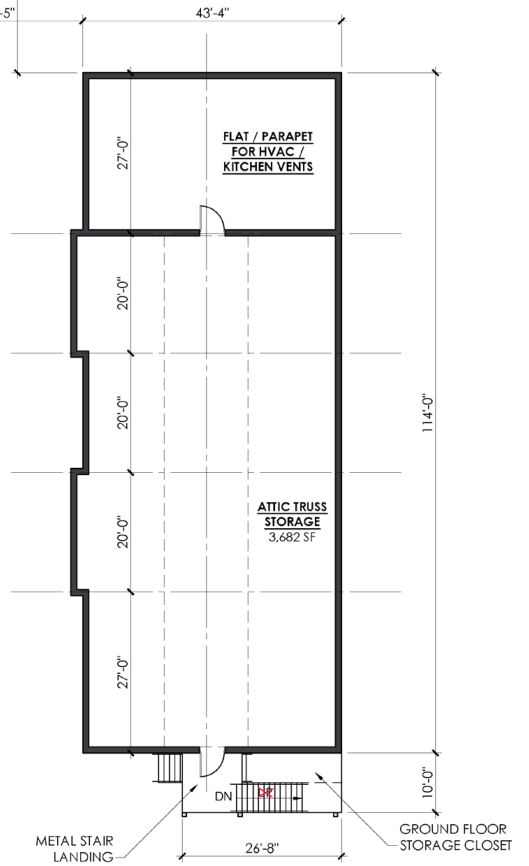
# FLOOR PLAN: 2ND FLOOR (OFFICE)



**6,108 SF OFFICE SPACE AVAILABLE**



\* NOTE: AREA BASED ON 110 SF SHORTAGE AT GROUND LEVEL



# ELEVATION RENDERINGS



WEST ELEVATION - COMMERCIAL DEVELOPMENT

SCALE: 1/16" = 1'-0"



EAST ELEVATION - COMMERCIAL DEVELOPMENT

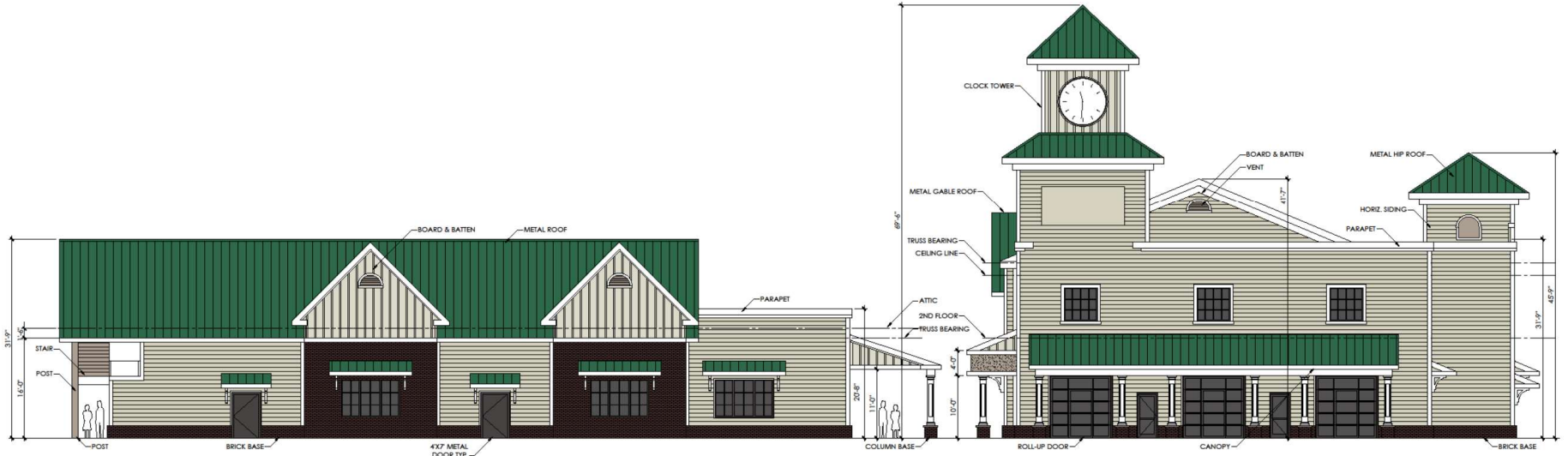
SCALE: 1/16" = 1'-0"

# ELEVATION RENDERINGS



NORTH ELEVATION - COMMERCIAL DEVELOPMENT

SCALE: 1/16" = 1'-0"



SOUTH ELEVATION - COMMERCIAL DEVELOPMENT

SCALE: 1/16" = 1'-0"

# RENDERING PHOTOS



PHASE 2 AERIAL OVER BENNETT ROAD



VIEW FROM BYPASS



VIEW FROM 29 BYPASS



VIEW FROM PLAZA

# LOCAL BIRDSEYE



15

UVA Health

666

SITE

PROPOSED

LEGACY CAR WASH

LEGACY MARKETS



Shell

DOGGY CLIPPS

W&M  
LAWN, GARDEN  
AND ARBORIST SUPPLIES

CHANEY  
ENTERPRISES

45,000 AADT

11,000 AADT

BENNETT RD

BRAGS CORNER RD

666

15



# 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

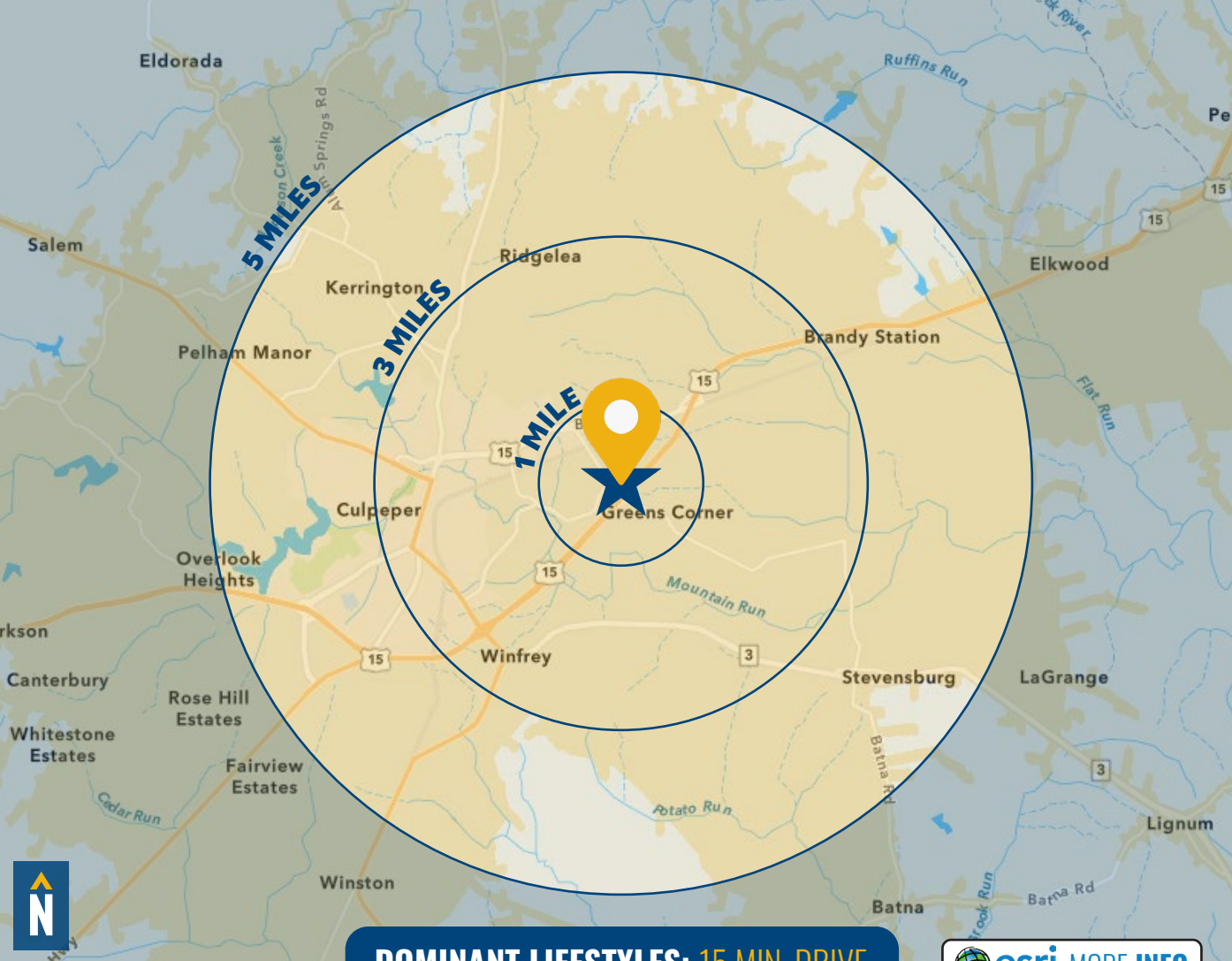


35.8

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.

# FOR MORE INFO **CONTACT:**



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