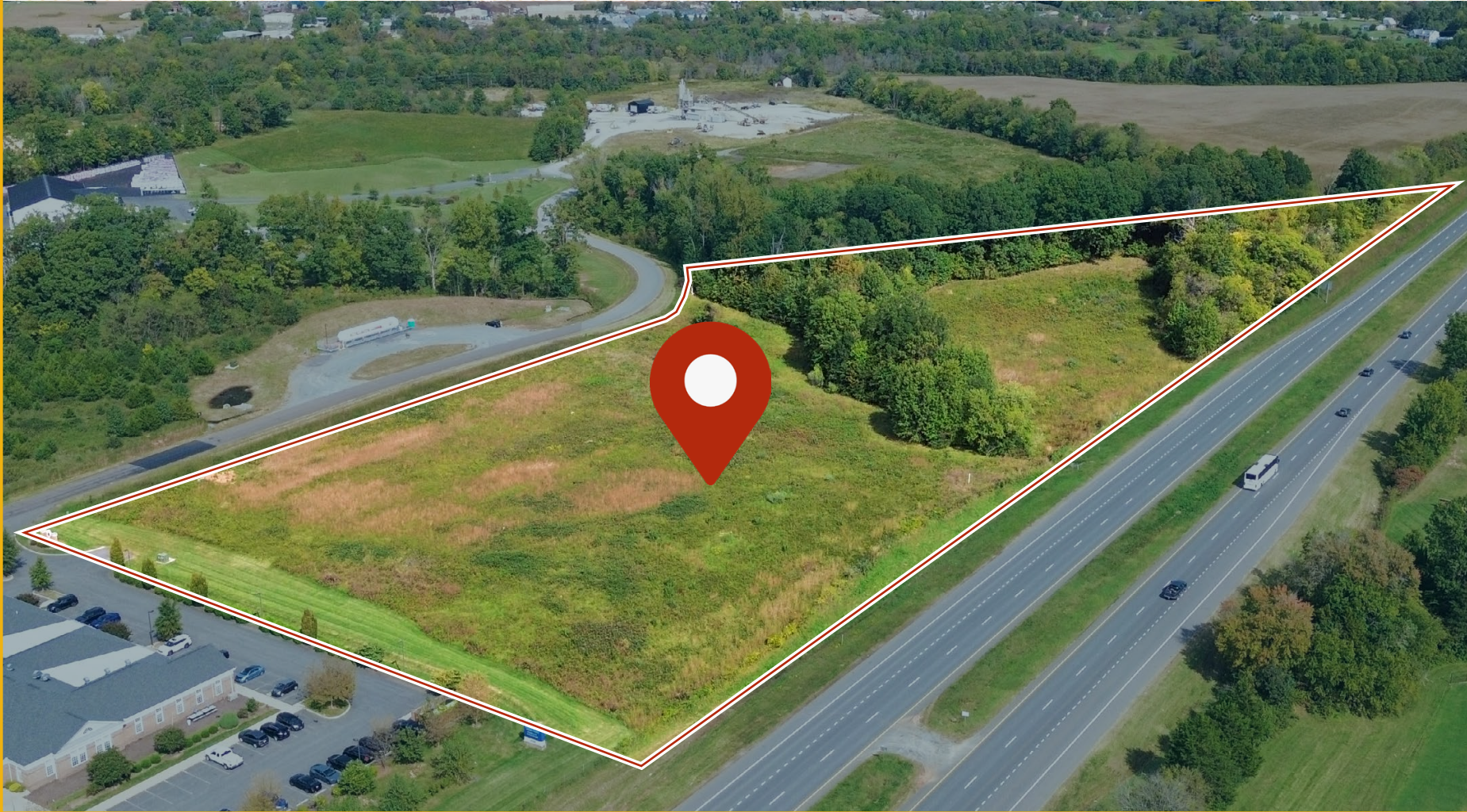




10.419 AC $\pm$ OF COMMERCIAL LAND

BENNETT ROAD | CULPEPER, VIRGINIA 22701

FOR
SALE



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 10.419 acres $\pm$ (3 parcels) of commercial land
- 1,200+ feet of frontage on Route 15/James Madison Highway (45,000 cars per day)
- Adjoins the UVA Health Medical Campus (Primary Care & Pediatrics) on Bennett Road, offering direct positioning for medical office expansion, healthcare support facilities, or specialized clinical services
- Situated immediately off US-29/US-15 (James Madison Highway) and Brandy Road, providing rapid regional transit across Culpeper, Northern Virginia, and the I-66/Charlottesville corridors
- Positioned in a rapidly expanding commercial and light industrial sector within Culpeper Co., drawing strong regional traffic and steady demand
- 10.4 contiguous acres provides ample layout flexibility for large single-tenant facilities, multi-building industrial/office parks, extensive outdoor yard storage, or generous surface parking

LOT SIZE:

10.419 ACRES $\pm$ (3 PARCELS)

GLA:

162,150 SF $\pm$ (PROPOSED)

ZONING:

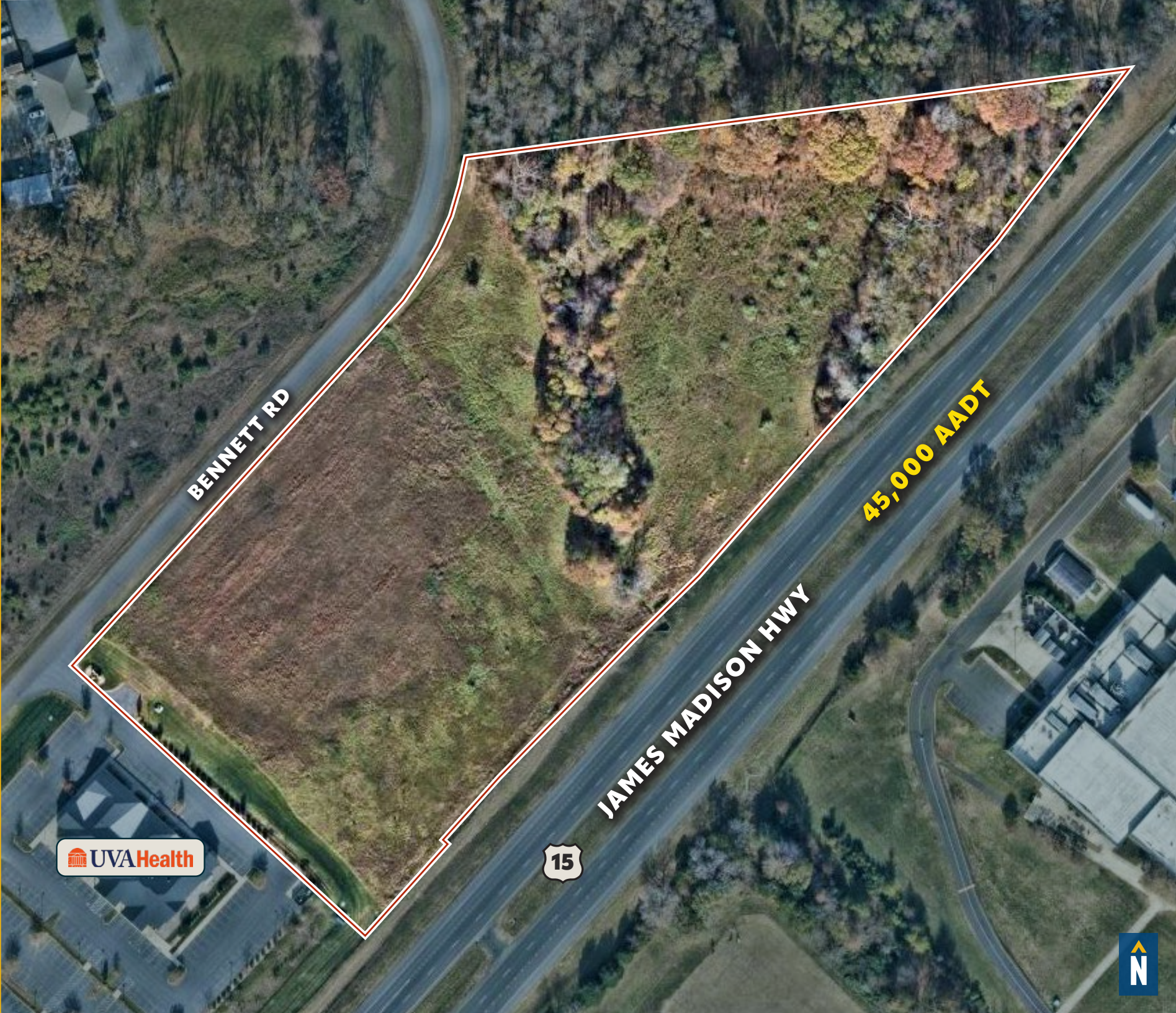
HI (INDUSTRIAL DISTRICT)

SALE PRICE:

NEGOTIABLE



AERIAL



BENNETT RD

45,000 AADT

JAMES MADISON HWY



LOCAL BIRDSEYE



666

BRAGGS CORNER RD

BENNETT RD

15

JAMES MADISON HWY
45,000 AADT

EASTERN VIEW HIGH SCHOOL



LOCAL BIRDSEYE



22K SF MIXED-USE DEVELOPMENT **COMING SOON!**

EASTERN VIEW HIGH SCHOOL

CULPEPER
SPORTS COMPLEX

45,000 AADT

15

PROPOSED

LEGACY
CAR WASH

11,000 AADT

BRAGGS CORNER RD

666

ABC
Supply Co. Inc.

D.S. DEMOLITION
SERVICES, INC.

CHANNEY
ENTERPRISES

W&M
LAWN, GARDEN
AND ARBORIST SUPPLIES

Shell

BENNETT RD

LEGACY
MARKETS

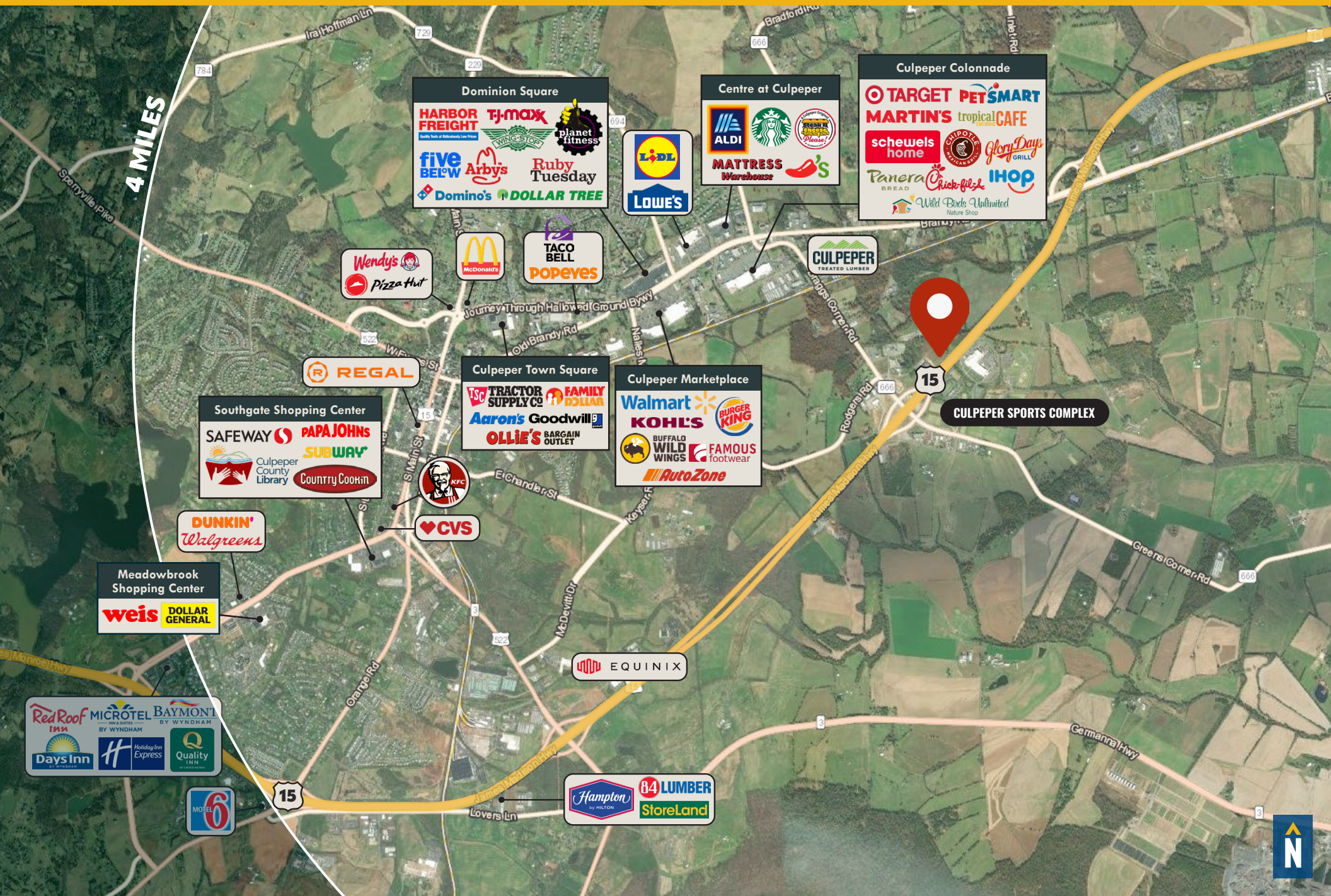
UVA Health

DOGGY
CLIPPS

BOOM
fitness
& kids studio



CULPEPER TRADE AREA



DEMOGRAPHICS

2026

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



466

12,279

29,975

DAYTIME POPULATION



1,225

16,826

30,507

AVERAGE HOUSEHOLD INCOME



\$113,513

\$105,934

\$106,989

NUMBER OF HOUSEHOLDS



157

4,410

10,398

MEDIAN AGE

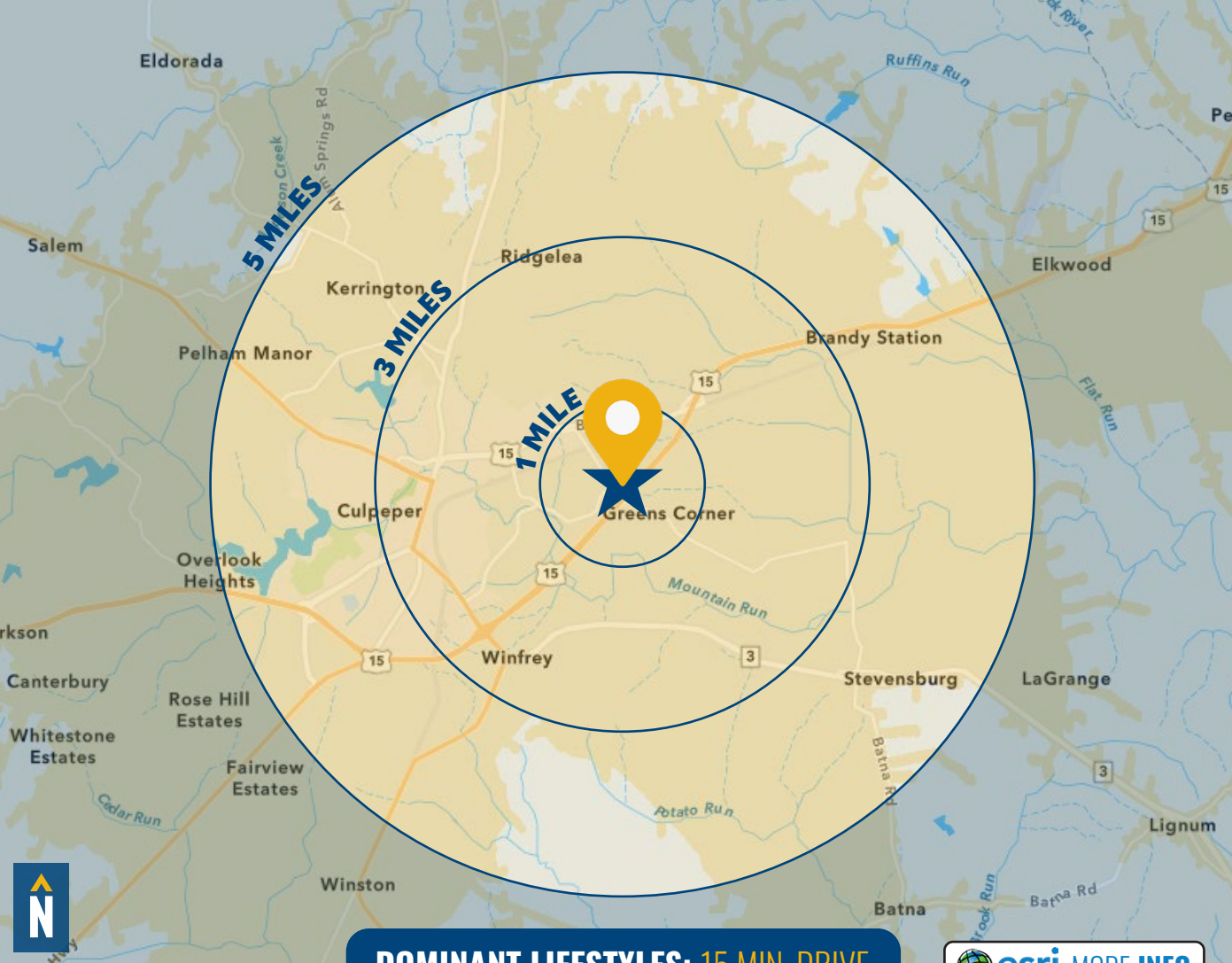


35.9

36.7

37.2

FULL DEMOS REPORT



DOMINANT LIFESTYLES: 15 MIN. DRIVE

esri MORE INFO

24%

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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