

CONFIDENTIAL Do Not Disturb Tenant

FOR LEASE



16105 Ira Hoffman Lane

Culpeper, VA 22701

Overview

A highly visible site, currently developed as a car wash, is for lease at the intersection of Route 15 and Ira Hoffman Lane in Culpeper, VA. The property is located at a signalized intersection and would make a prime opportunity for redevelopment.

Quick Facts

Availability

Size ±1.04 Acres

Zoning M2

Rental Rate \$240,000 annually

Net Charges \$6,050.58 (2020 RE Taxes)

Nearby Tenants



2020 Demographics	3 miles	5 miles	10 miles
POPULATION	21,572	30,524	48,160
HOUSEHOLDS	7,366	10,775	16,844
AVG. HH INCOME	\$73,655	\$76,104	\$82,068
DAYTIME POPULATION	23,263	30,683	44,138
TRAFFIC COUNT	22,000 AADT (US-15 N)	12,000 AADT (Brandy Road)	





Ruby Tuesday

12,000 AADT



James Madison Hwy

Brandy Rd



22,000 AADT

MURPHY USA

FARM HOME CENTER

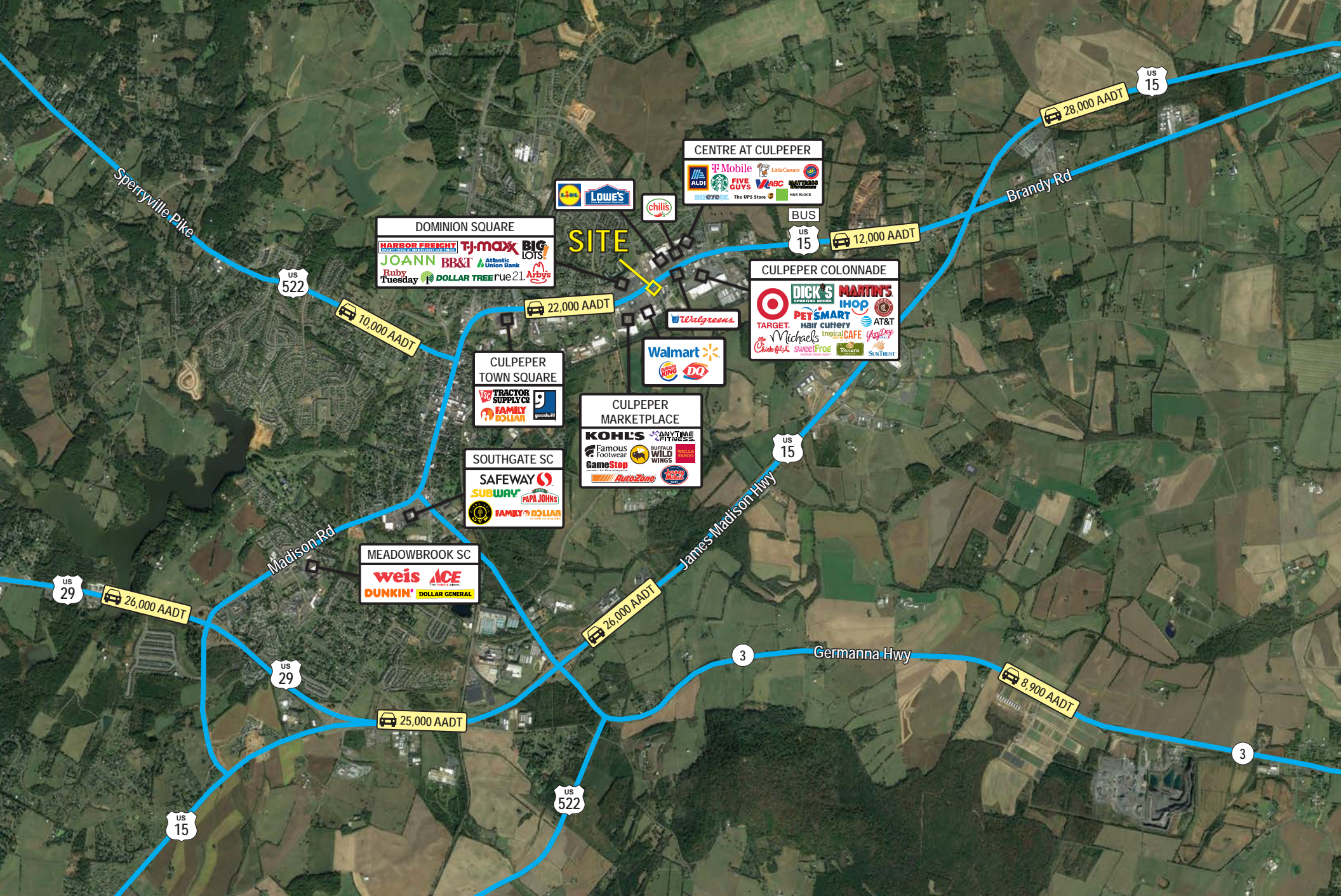
AVAILABLE ±1.04 ACRES

Ira Hoffman Ln

Walmart

NETOPICS
MATTRESS CENTER
DQ






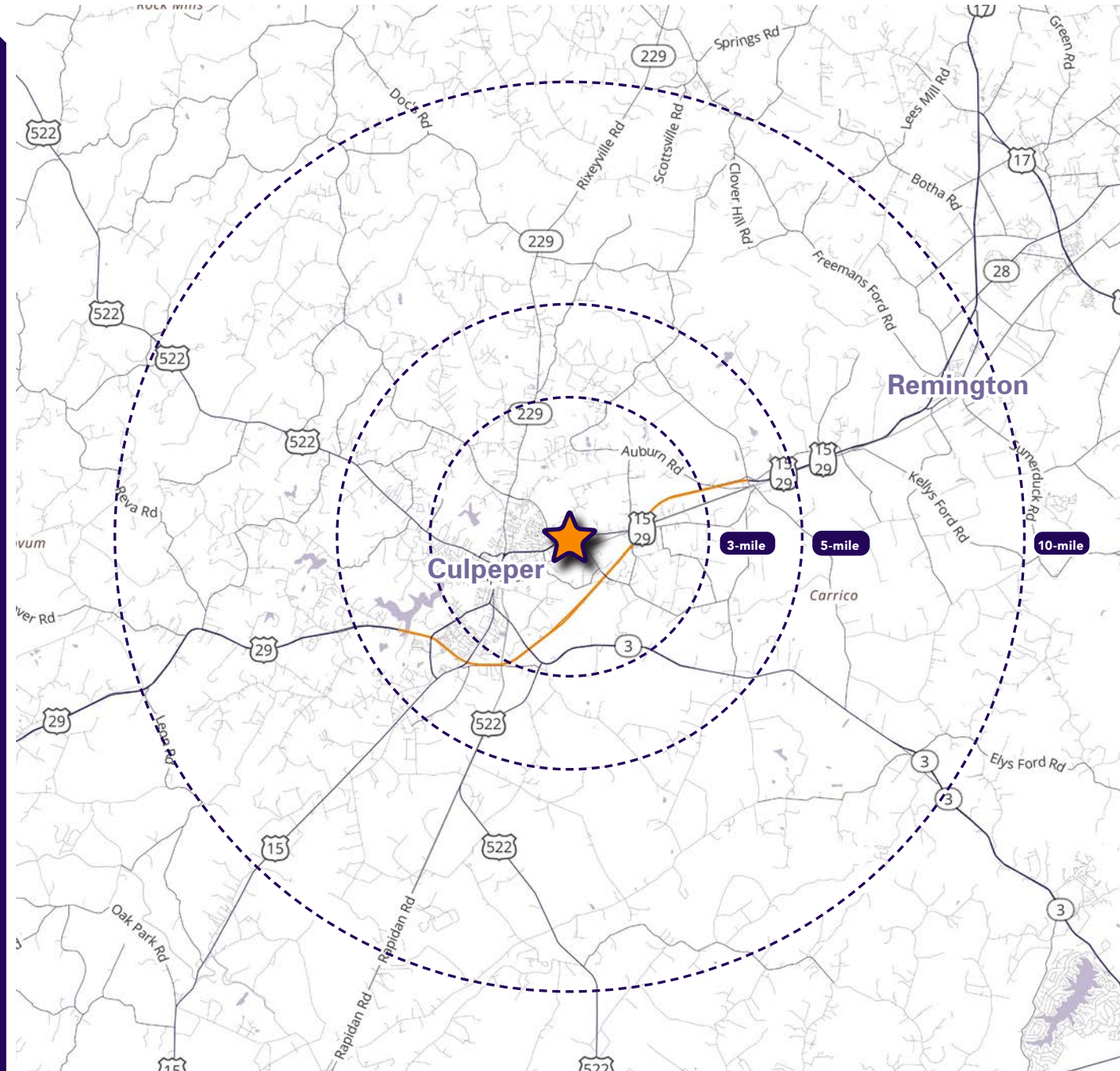
Interested? Contact:

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