

CAFARO

— Est. 1949 —



SPOTSYLVANIA
TOWNE CENTRE
Fredericksburg, Virginia



**At Cafaro,
retail is not just
about shopping,
it's living.**



About Spotsylvania Towne Centre

- **At 1.6 million square feet, Spotsylvania Towne Centre is the premier shopping, dining and entertainment destination in the region.**
- **Anchored by Macy's, Belk, Costco, JCPenney and Dick's Sporting Goods.**
- **In recent years, this region has witnessed notable population expansion, propelled by its close proximity to key employment hubs such as Washington, D.C., and Richmond, VA. The population of the city of Fredericksburg is projected to grow by 67% by 2030.**
- **High profile location. Situated at the intersection of Interstate 95 (approx. 145,000 ADT) and Route 3, Plank Road (approx. 80,000 ADT).**
- **The Village at Towne Centre complements its closed shopping mall with 370,000 square feet of open-air shopping and entertainment. Highlights include EVO Entertainment, Sephora, Arhaus, Books-a-Million, X-Golf, Residence Inn by Marriott, and an array of dining options such as Bravo! Italian Kitchen, Firebirds Wood Fired Grill and Park Lane Tavern. Upcoming additions include Happy Times Playland and Success Space.**
- **Introducing Attain at Towne Centre, a newly opened luxury residential community featuring 271 fully occupied units, conveniently located just steps away from the amenities of the enclosed mall and its surrounding businesses.**
- **Data center construction is booming in the Fredericksburg region. It is estimated that 50 million square feet of new facilities will be built in the next decade.**



HOME TO SOME OF THE MOST VISITED STORES IN THE STATE OF VIRGINIA & THE US



1/18
613.2K Visits

8/287
97th Percentile



1/6
184.3K Visits



4/62
43.7K Visits
97th Percentile



8/40
355.5K Visits

127/1.1k
88th Percentile

Attain at Towne Centre, with 271 luxury apartments, available in two, four-story buildings on a redeveloped portion of the complex. This new addition to the neighboring Spotsylvania Towne Centre makes this the first mixed-use development in the region. Scores of upscale shopping choices, multiple delectable dining options and, just steps away, an entertainment complex, truly make Attain and The Village at Towne Centre a destination for living.



ATTAIN

AT TOWNE CENTRE

Scan for
additional information



attaintowncentre.com





Trade Area

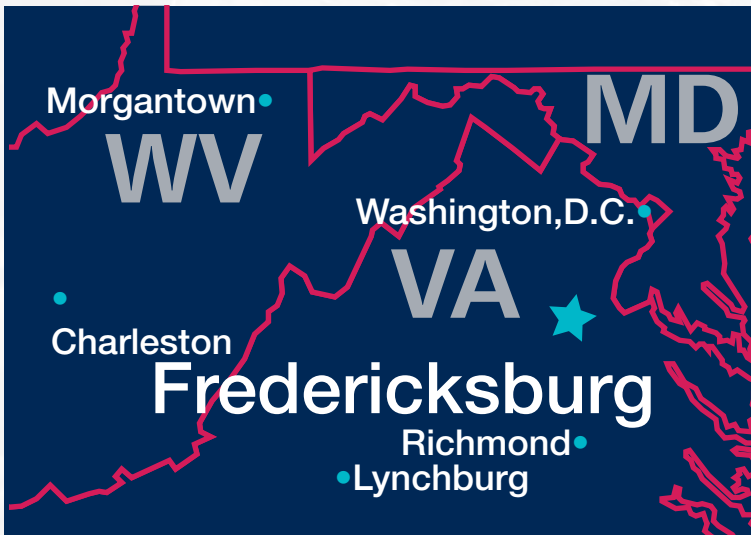
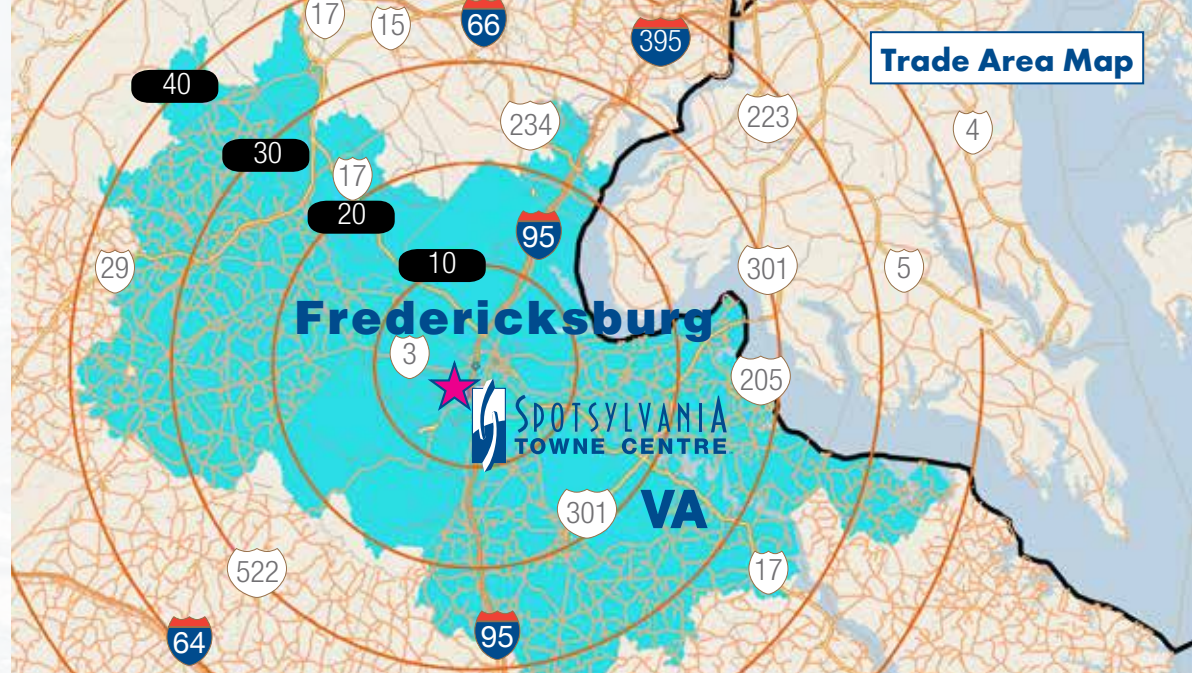
Trade Area Population	823,651
Number of Households	279,392

Shopper Demographics

Average Household Income	\$131,000
Median Age	38
Median House Value	\$450,000

Spotsylvania Towne Centre Facts

Total Complex Size	1.6 Million + sq. ft.
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Largest Employers in the Area

Marine Corps Base Quantico	26,900
Navy Support Facility-Dahlgren	11,000
Stafford County Schools	5,897
Mary Washington Healthcare	4,384
Spotsylvania County Schools	3,100
GEICO Corporation	2,800
Fort Walker	2,500
U.S. Federal Bureau of Investigation (FBI)	1,500
Stafford County Government	1,151
Spotsylvania County Government	1,127
Walmart	1,000
Germanna Community College	800
University of Mary Washington	724

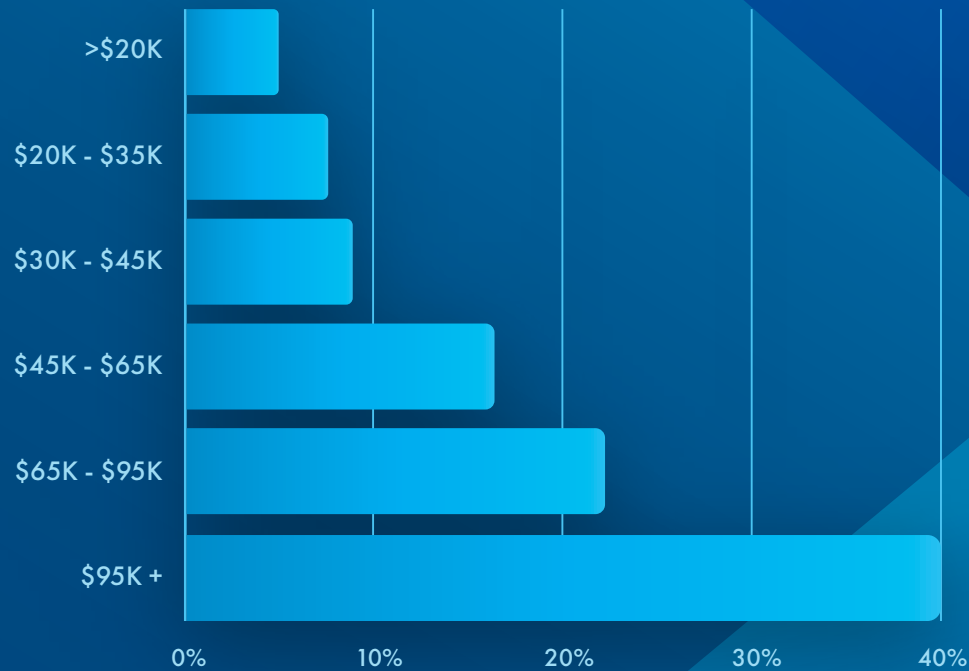
Source: Sources: Spotsylvania County Department of Economic Development & Tourism; Individual employers





Placer.ai VISITOR DEMOGRAPHICS

Of the 1 million unique Spotsylvania Towne Centre visitors, the median age is 38 years old and the **Average Household Income is \$131,000**. The median house value is \$450,000. 49% of the population is male and 51% is female.



8.3M

Mall Complex Visits



71 MIN

Average Time Spent on Visit

**#2 MOST VISITED
MALL COMPLEX
IN VIRGINIA**

**95TH PERCENTILE
OF MOST VISITED
MALLS IN THE USA**



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