

*Celebrating 75 Years*  
**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).**
- **In addition to the enclosed shopping mall, the Village at Towne Centre offers 370,000 square feet of open air shopping and entertainment. Anchored by Paragon Village 12, soon to undergo rebranding as EVO Entertainment, along with Sephora, Arhaus, Books-a-Million, X-Golf, Residence Inn by Marriott, and a variety of dining choices including Firebirds Wood Fired Grill, Park Lane Tavern and Bravo! Italian Kitchen.**
- **Introducing Attain at Towne Centre, a newly opened luxury residential community featuring 271 units, conveniently located just steps away from the amenities of the enclosed mall and its surrounding businesses.**



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

**belk**  
1/18  
500K Visits  
13/277  
95th Percentile

**BAM!**  
BOOKS-A-MILLION  
1/6  
165.4K Visits

**Logan's**  
ROADHOUSE  
1/5  
186.7K Visits

**PARAGON**  
VILLAGE 12  
1/7  
631.7K Visits

**Michael's**  
MAKE CREATIVITY HAPPEN™  
151/1.1k  
292.6K Visits

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](http://attaintowncentre.com)





## Trade Area

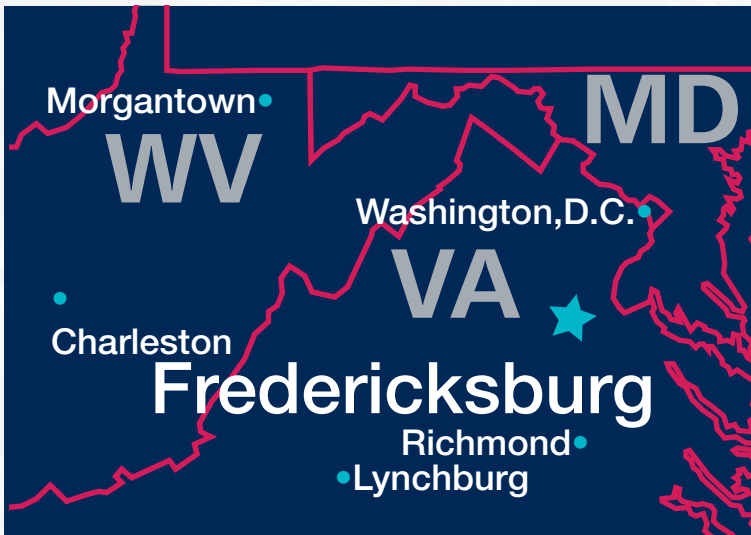
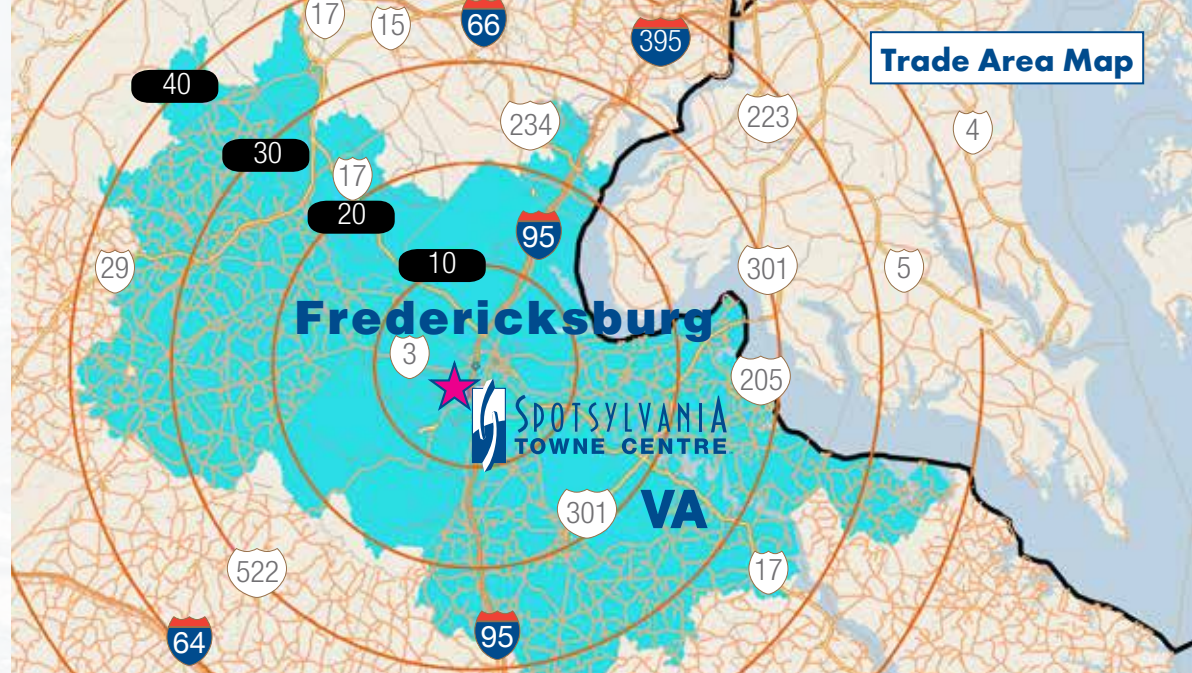
Trade Area Population	807,573
Number of Households	274,088

## Shopper Demographics

Average Household Income	\$126,000
Median Age	39
Median House Value	\$614,000

## 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

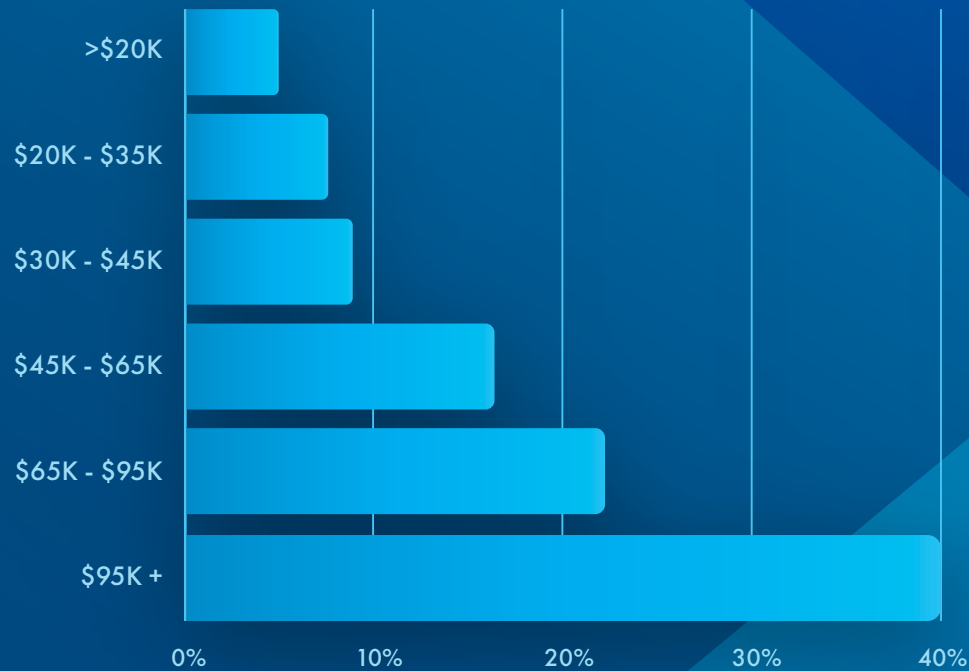
Source: Sources: Spotsylvania County Department of Economic Development & Tourism; Individual employers





# Placer.ai VISITOR DEMOGRAPHICS

Of the 1 million unique Spotsylvania Towne Centre visitors, the median age is 39 years old and the **Average Household Income is \$126,000**. The median house value is \$614,000. 49% of the population is male and 51% is female.



## 7.8M

Mall Complex Visits



## 105MIN

Average Time Spent on Visit

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

**95<sup>TH</sup> PERCENTILE  
OF MOST VISITED  
MALLS IN THE USA**



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*— Est. 1949 —*

5577 Youngstown-Warren Road, Niles, Ohio 44446  
 For leasing information Phone: 330-747-2661 • [Leasing@Cafarocompany.com](mailto:Leasing@Cafarocompany.com)  
 For additional information visit us online at [www.CafaroCompany.com](http://www.CafaroCompany.com)

