

CAFARO
— Est. 1949 —

SPOTSYLVANIA

TOWNE CENTRE

Fredericksburg, Virginia



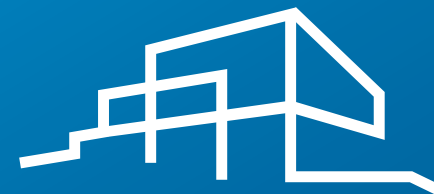
**At Cafaro,
retail is not just
about shopping,
it's living.**



About Spotsylvania Towne Centre

- Premier shopping, dining and entertainment destination in the region.
- 1.6 million square foot regional retail complex located midway between Washington, DC and Richmond, Virginia. Serves as an easy access point to each city.
- An all-new luxury residential community, Attain at Towne Centre, is being completed and will ultimately offer 271 units. The first residents are now moving in.
- High profile location in the fastest growing corridor in Northern Virginia at the intersection of I-95 (approx. 145,000 ADT) and Route 3, Plank Road (approx. 80,000 ADT).
- Anchored by Macy's, Belk, Costco, JCPenney and Dick's Sporting Goods.
- In addition to the enclosed shopping mall, The Village at Spotsylvania Towne Centre offers 370,000 square feet of open-air shopping and entertainment, anchored by Paragon Village 12, Books-A-Million, Arhaus, Versona and a Residence Inn by Marriott and a soon to be X-Golf. The Village also offers a variety of dining options, highlighted by Firebirds Wood Fired Grill, Park Lane Tavern and Bravo! Italian Kitchen.





ATTAIN

AT TOWNE CENTRE

Attain at Towne Centre, with 271 luxury apartments, are 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.

Scan for
additional information



attaintownecentre.com



AMERICAN EAGLE	aerie	Bath&BodyWorks	VICTORIA'S SECRET	H&M	Buckle B	JD	SHOE DEPT.	Foot Locker	J.Jill	GameStop	
HOT TOPIC	BOX LUNCH GET SOME • GIVE BACK	carter's babies and kids	OSH KOSH Bgosh	THE CHILDREN'S PLACE	EXPRESS	TORRID	KAY JEWELERS	HELZBERG DIAMONDS	ZALES THE DIAMOND STORE®	PANDORA UNFORGETTABLE MOMENTS	Lids
LENSCRAFTERS	HOLLISTER Co.	zumiez	● sunglass hut	JOYCE'S	WINDSOR	crocs	SPENCER'S	BUILD-A-BEAR WORKSHOP	rue21	GNC LIVE WELL	
francesca's	charlotte russe	claire's	ICING by claire's	DTLR	chico's	Soma	MINI SOF	ARHAUS your home	WHITE HOUSE BLACK MARKET	VERSONA	
T-Mobile	Auntie Anne's	Chick-fil-A	CINNABON	Stir Fry 88	DQ Grill & Chill	GREAT STEAK	Nori Japan	MALAWI'S PIZZA PIZZA WITH A PURPOSE	Village Creamery Home of the Hot Waffle Ice Cream Sandwich	RUSH HOUR Live Escape Games Don't just see the movie. be the movie!	

Trade Area

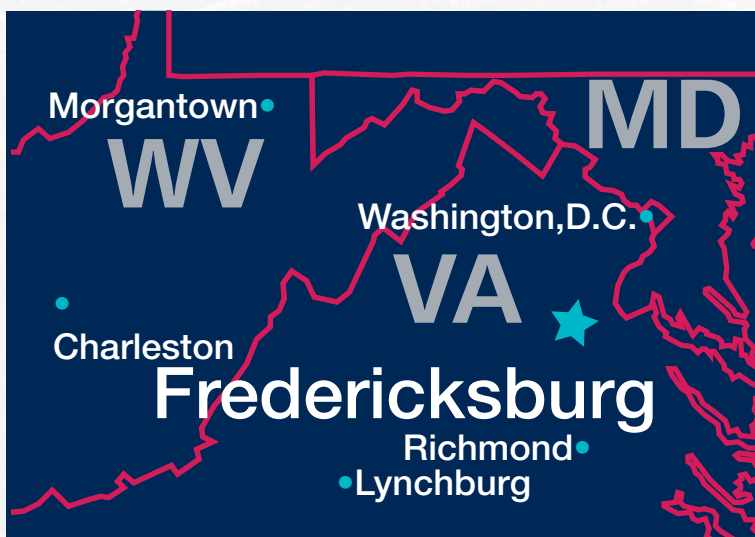
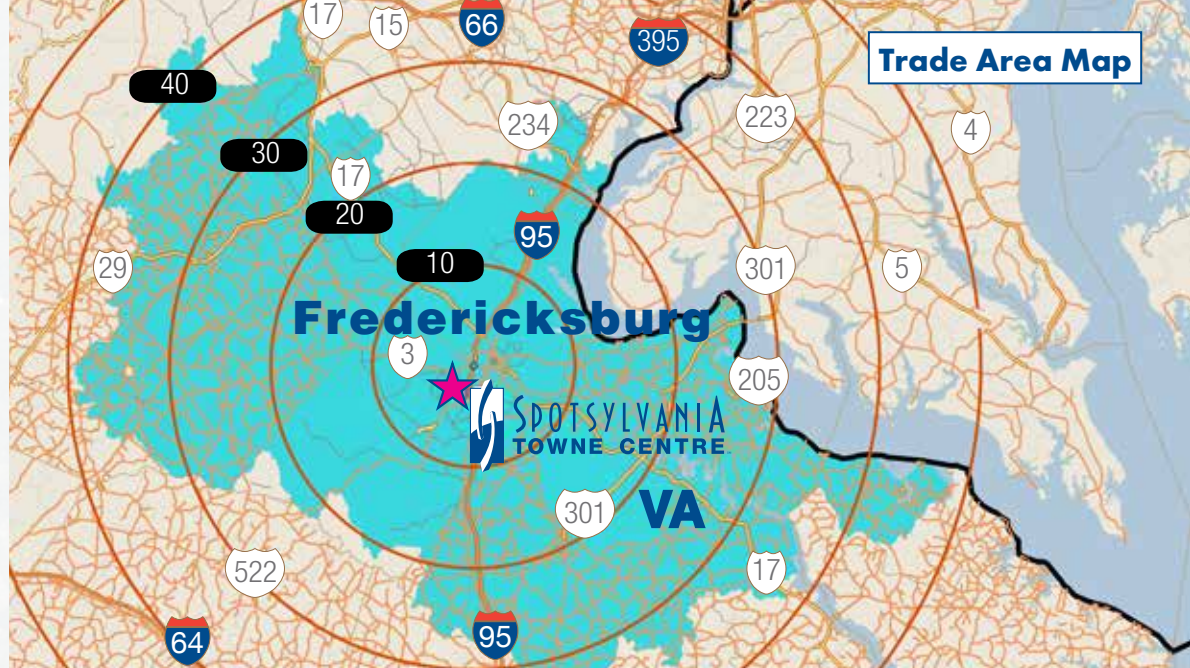
Trade Area Population	750,896
Number of Households	246,572

Shopper Demographics

Average Household Income	\$126,000
Median Age	36
Median House Value	\$320,000

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	25,482
Navy Support Facility-Dahlgren	11,084
Stafford County Schools	5,897
Mary Washington Healthcare	5,000
Mary Washington Hospital	4,000
Spotsylvania County Schools	3,000
GEICO Corporation	2,800
Fort A.P. Hill	2,522
U.S. Federal Bureau of Investigation (FBI)	1,500
Spotsylvania County Government	1,127
Stafford County Government	1,085
Walmart	1,000
University of Mary Washington	850

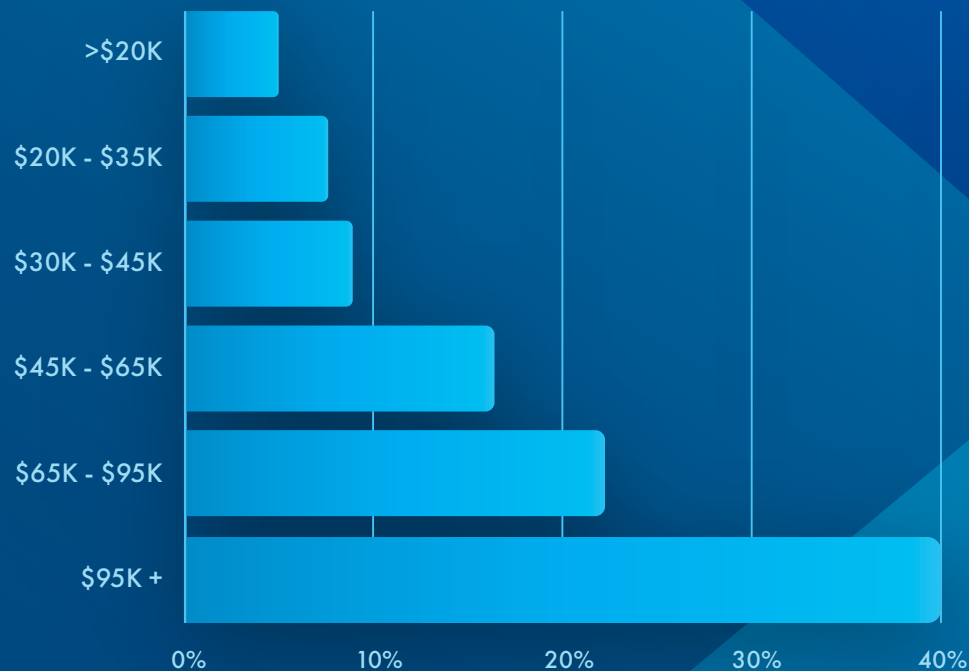
Source: Sources: Spotsylvania County Department of Economic Development & Tourism; Individual employers





Placer.ai VISITOR DEMOGRAPHICS

Of the 1 million unique Spotsylvania Towne Centre visitors, the median age is 36 years old and the **Average Household Income is \$126,000**. The median house value is \$320,000. 49% of the population is male and 51% is female.



7.6M

Mall Complex Visits



85MIN

Average Time Spent on Visit

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

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



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