



THE  
**VILLAGE**  
AT TOWNE CENTRE

Fredericksburg, Virginia

**A UNIQUE**

**LIVING, SHOPPING &  
DINING EXPERIENCE**

**CAFARO**  
— Est. 1949 —

**COSTCO WHOLESALE**

**TORRID**

francesca's

SHOE DEPT.

Library

Foot Locker

JCPenney

HOT TOPIC

JOURNEYS

belk

crocs

carter's babies and kids

OSHKOSH Bigosh

ZALES THE DIAMOND STORE

GNC LIVE WELL

Seneca's

CINNABON

WORLD-A-BEAK WORKSHOP

HELZBERG DIAMONDS

LA-Z-BOY

CASUAL MALE Big & Tall

McDonald's i'm lovin' it

Michaels THE ARTS AND CRAFTS STORE

Be HomeGoods Happy

Red Lobster

JARED The Galleria Of Jewelry

chili's

State Route 3

Logan's ROADHOUSE

ATTAIN AT SPOTSYLVANIA TOWNE CENTRE COMING SOON

★ macy's

Bath & Body Works

H&M

PANDORA UNFORGETTABLE MOMENTS

HOLLISTER Co.

BOX LUNCH GET SOME • GIVE BACK

VICTORIA'S SECRET

AMERICAN EAGLE

aerie

SPOTSYLVANIA TOWNE CENTRE

THE VILLAGE AT TOWNE CENTRE

Interstate 95

Residence Inn Marriott

PARAGON VILLAGE 12

THE AGENCY KITCHEN & BAR

PENNY LANES BOWL • GAMES

That's My Dress

Soma

BRavo! ITALIAN KITCHEN

Park Lane

SAXON SHOES ACCESSORIES

ARHAUS your home

BAM! BOOKS-A-MILLION

RUSH HOUR Live Escape Games

FIREBIRDS WOOD FIRED GRILL

Wiggle Worms

VERSONA

WHITE HOUSE BLACK MARKET

MALAWI'S PIZZA

YssaMusic

J.Jill

chico's

Village Creamery Home of the Hot Waffle Ice Cream Sandwich

GHANA JOLLOF FOOD & DRINK

Chick-fil&

Nori Japan

GREAT STEAK

Stir Fry 88

DQ

Grill & Chill

Curry & Kabob House

THE CHILDREN'S PLACE

DICK'S SPORTING GOODS WE LOVE SPORTS AS MUCH AS YOU DO

Auntie Anne's PRETZEL PERFECT

Finish Line

KAY JEWELERS Every kiss begins with Kay

JD NOW OPEN

EXPRESS

zumiez

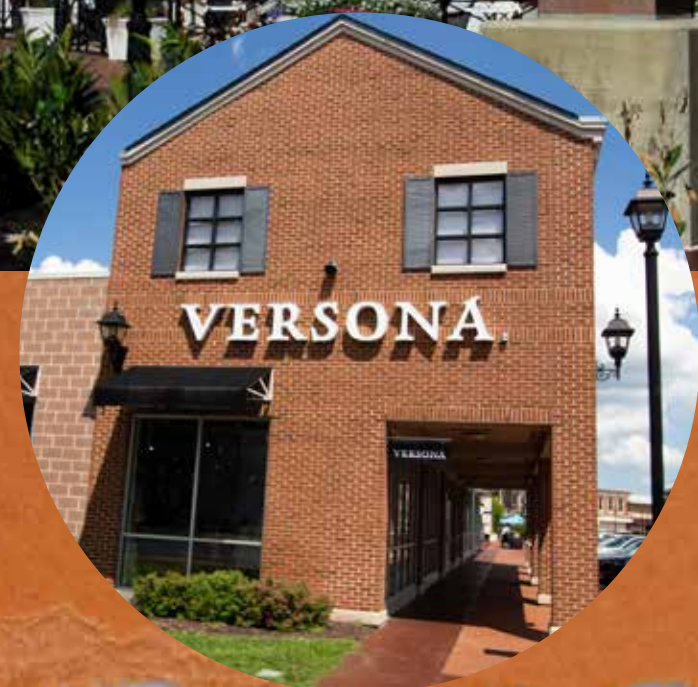
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## LUXURY LIVING AT ATTAIN

Attain at Spotsylvania Towne Centre, with 271 luxury apartments, will soon be 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*.







## About Spotsylvania Towne Centre and The Village

- 1.6 million square foot regional complex located midway between Washington, DC and Richmond, Virginia. Serves as an easy access point to each city.
- Fastest growing corridor in Northern Virginia.
- High profile location at the intersection of I-95 (approx. 145,000 ADT) and Route 3, Plank Road (approx. 80,000 ADT).
- More than 120 major retailers, specialty shops, restaurants, luxury apartments, hotels, entertainment venues and professional services within steps of each other.



## Largest Employers in the Area

Marine Corps Base Quantico	25,482
Navy Support Facility-Dahlgren	14,000
Stafford County Schools	4,044
GEICO Corporation	4,000
Mary Washington Hospital	4,000
Fort A.P. Hill	2,300
U.S. Federal Bureau of Investigation (FBI)	2,000
Walmart	1,700
Stafford County Government	1,151
Spotsylvania County Government	1,000
Spotsylvania County Schools	1,000
University of Mary Washington	725

## Trade Area Facts

Trade Area Population	750,896
Average Income	\$112,470
Number of Households	246,572

Trade area data on this page reflects demographic information for zip codes that make up our trade area.

## Spotsylvania Towne Centre Facts

Opening Date	1980
The Village Opening Date	2010
Renovated	2018
Total Complex Size	1.6 Million + sq. ft.

For additional information visit us online at [www.CafaroCompany.com](http://www.CafaroCompany.com)

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



# CAFARO

— Est. 1949 —

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online at [www.CafaroCompany.com](http://www.CafaroCompany.com)