



THE
VILLAGE
AT TOWNE CENTRE

Fredericksburg, Virginia

A UNIQUE

**LIVING, SHOPPING &
DINING EXPERIENCE**

CAFARO
— Est. 1949 —





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attaintowncentre.com

LUXURY LIVING AT ATTAIN

Attain at Towne Centre, has 271 luxury apartments, which 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*.







About Spotsylvania Towne Centre and The Village

- 1.6 million square foot regional complex located midway between Washington, D.C. and Richmond, Virginia. Serves as an easy access point to each city.
- 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).
- More than 120 major retailers, specialty shops, restaurants, luxury apartments, a hotel, 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	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

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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For additional information visit us online at www.CafaroCompany.com

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



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For additional information visit us
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