



THE
VILLAGE
AT TOWNE CENTRE

Fredericksburg, Virginia

A UNIQUE
**LIVING, SHOPPING &
DINING EXPERIENCE**

Celebrating 75 Years
CAFARO
— Est. 1949 —



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	JOURNEYS	WINDSOR	crocs™	WORKSHOP	SPENCER'S	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	MORELIA GOURMET PALETAS	DQ Grill & Chill	GREAT STEAK	Nori Japan	MALAWI'S PIZZA	Stir Fry 88	RUSH HOUR Live Escape Games Don't just see the movie. be the movie!	



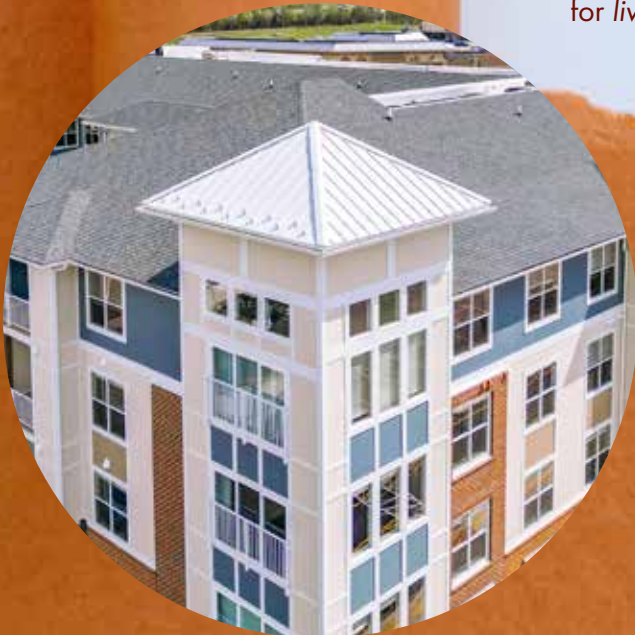
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attaintownecentre.com

LUXURY LIVING AT ATTAIN

Attain at Towne Centre, has 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.







About Spotsylvania Towne Centre and The Village

- At 1.6 million square feet, Spotsylvania Towne Centre is the premier shopping, dining and entertainment destination in the region.
- High profile location. Situated at the intersection of Interstate 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	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

Trade Area

Trade Area Population	807,573
Number of Households	247,088

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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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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online at www.CafaroCompany.com