



Property Highlights

- Now Available: Pad Sites and Retail Shop Space
- Highly visible from I-95 @ Exit 118
- Close proximity to Dominion Raceway & Entertainment
- Redesign of interchange now underway; project cost of \$35 million
- Prominent signage visible from I-95

2016 Demographics

	5 Miles	10 Miles	15 Miles
Population	8,645	90,283	200,431
Median Age	40.2	36.6	35.6
Average HH Income	\$79,703	\$91,399	\$89,814

TRAFFIC COUNTS

I-95 at Old Mudd Tavern Road	103,000 VPD
Old Mudd Tavern Road/US Route 606	16,000 VPD

For Pad Site inquiries please contact:

Buddy Fredette
VP of Retail Dealmaking
WJVAKOS Companies

AFredette@wjvco.com
540.898.3242 x1024
540.220.0760 cell

For Shop Space inquiries please contact:

Magnolia Martin
Retail Leasing & Sales
WJVAKOS Companies

mmartin@wjvco.com
540.898.3242 x1012
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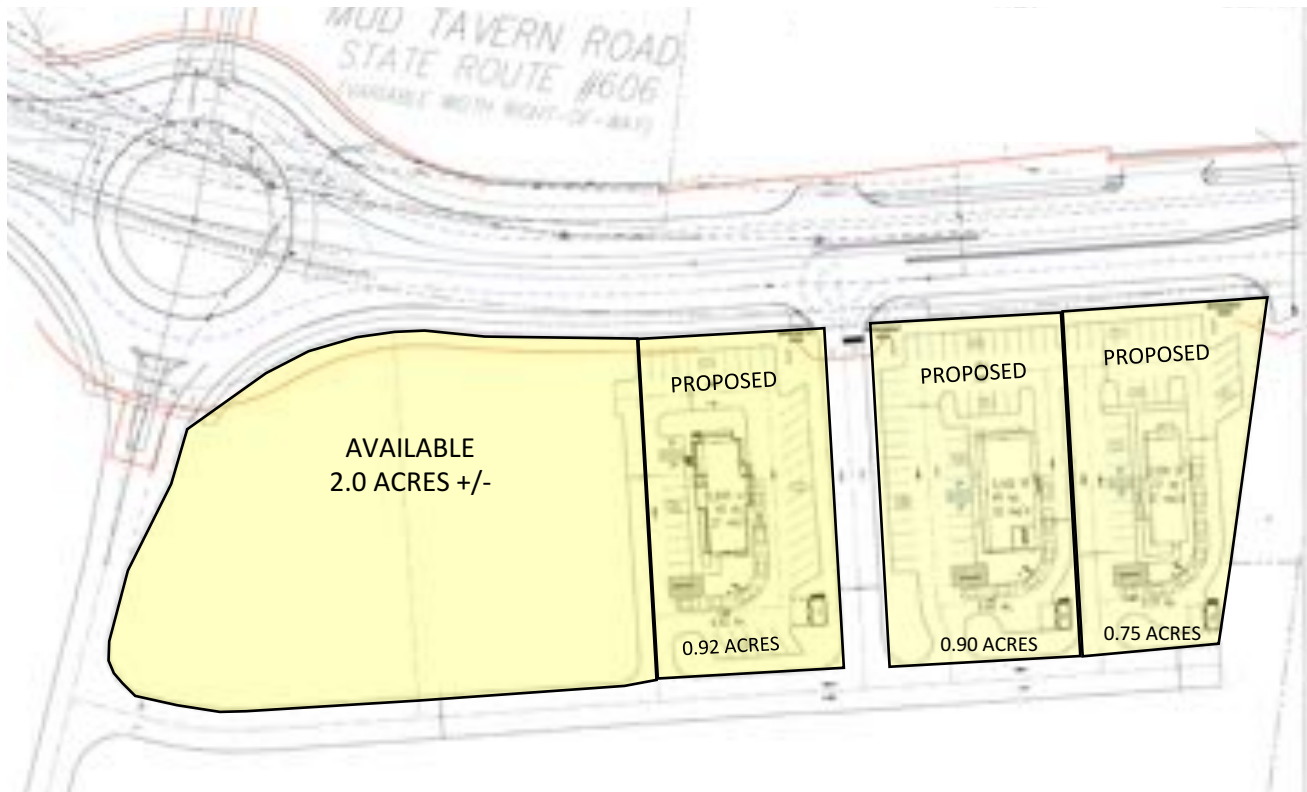
Retail
For Lease

Thornburg Towne Center

Old Mud Tavern Rd/US Route 606
Thornburg, VA 22408

wjvakos
COMPANIES

ELEVATION AND SITE PLAN



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