


# Retail Space for Lease



## Signature Station

Germanna Hwy & Somerset Ridge Road, Locust Grove, VA

 [Click Here for Street View](#)

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# Property Overview

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New mixed use development



Adjacent to Walmart Supercenter & Germanna Community College (10,012 Students)



Traffic includes 28,000 VPD at the lighted intersection of Germanna Hwy & Somerset Ridge Rd

## Quick Facts

Multiple 1 acre pad sites

Freestanding & Inline Retail

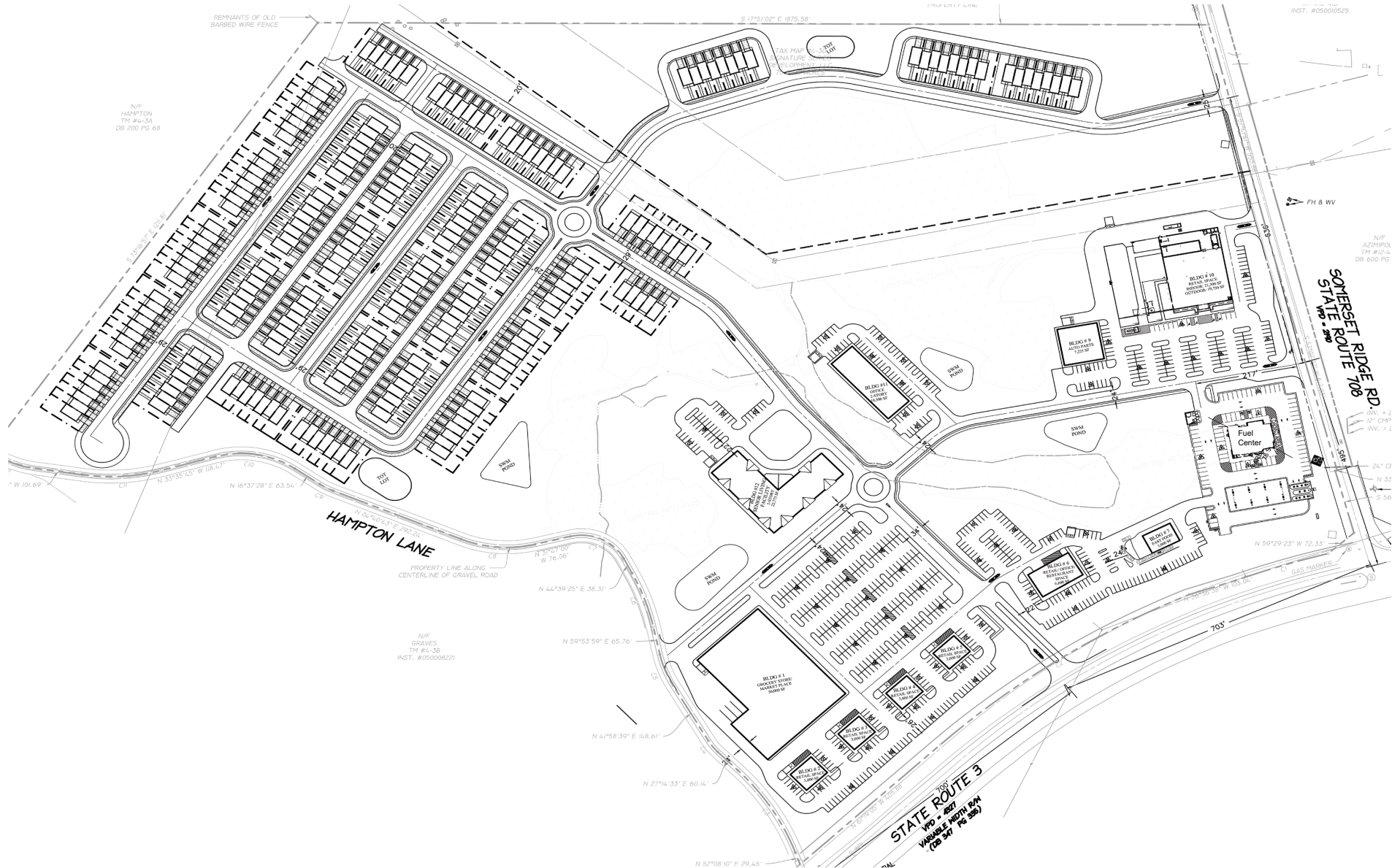
230 residential units planned

Orange County Zoning C-2 (General Business)

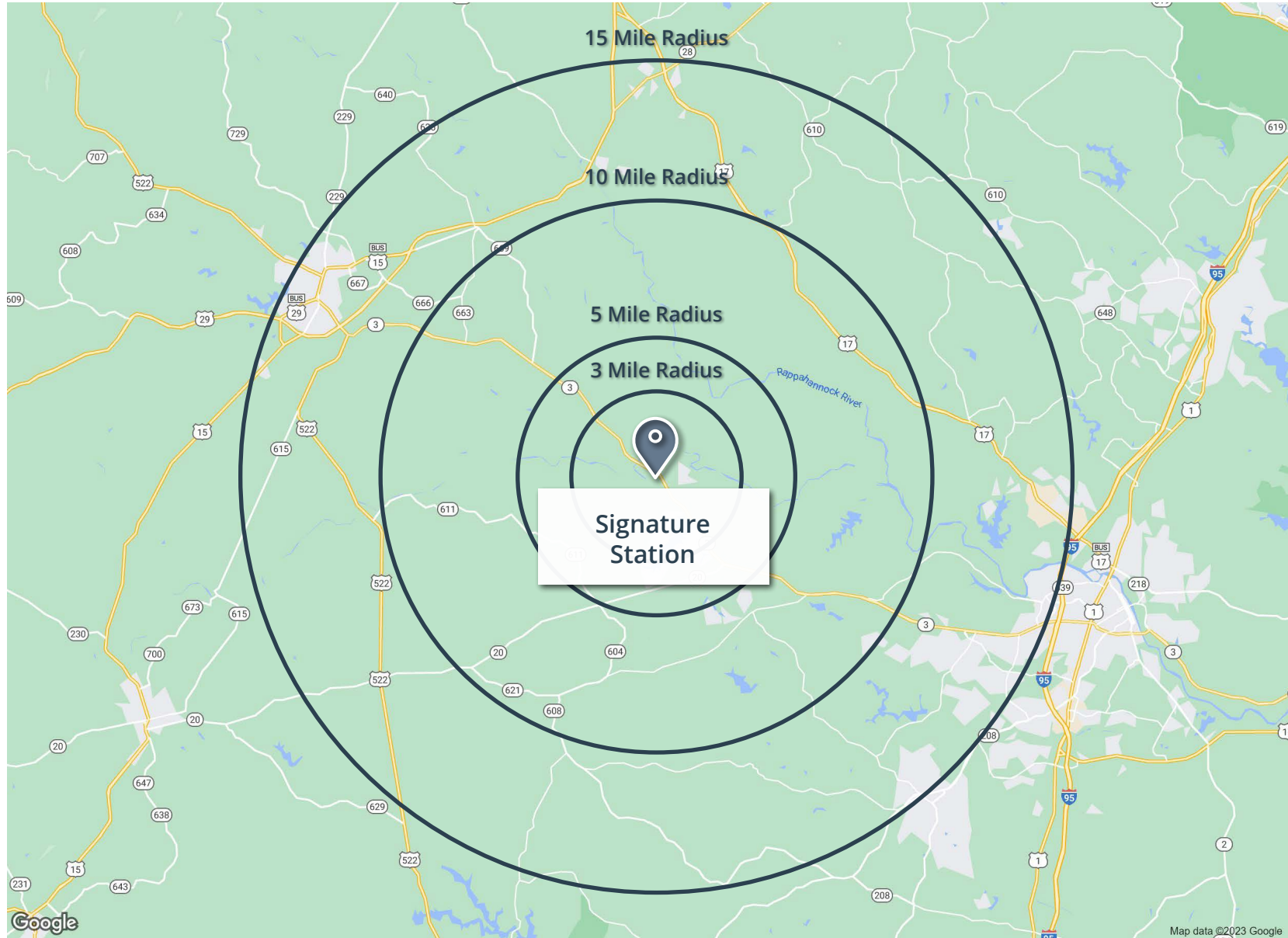
## Demographics

	Pop.	Ave. Income	Households
3 Mi.	10,571	\$152,044	4,030
5 Mi.	17,162	\$150,357	6,532
10 Mi.	41,629	\$164,269	15,000
15 Mi.	165,218	\$144,777	58,276

# Concept Plan



# Location Map



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# Retail and New Housing Map



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