

LIGNUM CONVENIENCE STORE

25437 Germanna Highway, Lignum, VA 22726



OFFERING SUMMARY

AVAILABLE SF:	6,156 SF
LEASE RATE:	\$7,500.00 per month (NNN)
LOT SIZE:	4.04 Acres
BUILDING SIZE:	6,156 SF
ZONING:	CS - Commercial Services
MARKET:	Culpeper

PROPERTY OVERVIEW

Well-Situated Retail Property available for NNN Lease to a variety of possible retail uses. Massive parking lot with three curb cuts. Could be more than one tenant. Landlord looking for master lease or ground lease partner.

Property was a gas station at one time - all pumps and tanks have been removed.

PROPERTY HIGHLIGHTS

- Check Culpeper Zoning for CS District for a variety of uses by right
- Ready to go now as a convenience store
- Live/Work Option
- Can also Sublease part if Tenant wishes.

KW COMMERCIAL
8100 Ashton Ave, ,
Suite 103
Manassas , VA 20109

ED MARTIN, CCIM
Commercial Broker
O: 703.330.2222
C: 703.867.3350
ed@martincommercialpartners.com
VA #0225075345

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

RETAIL FOR LEASE

LIGNUM CONVENIENCE STORE

25437 Germanna Highway, Lignum, VA 22726



KW COMMERCIAL
8100 Ashton Ave, ,
Suite 103
Manassas , VA 20109

ED MARTIN, CCIM
Commercial Broker
O: 703.330.2222
C: 703.867.3350
ed@martincommercialpartners.com
VA #0225075345

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

RETAIL FOR LEASE

LIGNUM CONVENIENCE STORE

25437 Germanna Highway, Lignum, VA 22726



KW COMMERCIAL
8100 Ashton Ave.,
Suite 103
Manassas, VA 20109

ED MARTIN, CCIM
Commercial Broker
O: 703.330.2222
C: 703.867.3350
ed@martincommercialpartners.com
VA #0225075345

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

LIGNUM CONVENIENCE STORE

25437 Germanna Highway, Lignum, VA 22726



ARTICLE 6.1C. COMMERCIAL SERVICES DISTRICT CS

ARTICLE 6.1C. COMMERCIAL SERVICES DISTRICT CS¹

6.1C-1. Statement of intent.

This district provides for community and business services that need accessibility to serve the community and the region. Such services include all levels of retail service, professional offices, hotels, etc. These are intense commercial uses requiring adequate access, buffering and careful land planning and coordination.

6.1C-2. Use regulations.

The following regulations shall apply in all CS Districts:

6.1C-2-1 Principal uses and structures:

- 6.1C-2-1.1 Principal and conditional uses in the VC District.
- 6.1C-2-1.2 Art supplies.
- 6.1C-2-1.3 Auction house.
- 6.1C-2-1.4 Auto, trailer sales and service.
- 6.1C-2-1.5 Boat sales, service.
- 6.1C-2-1.6 Building materials (screened storage only).
- 6.1C-2-1.7 Business/trade schools.
- 6.1C-2-1.8 Car wash.
- 6.1C-2-1.9 Department stores.
- 6.1C-2-1.10 Discount stores.
- 6.1C-2-1.11 Feed stores.
- 6.1C-2-1.12 Frozen food locker.
- 6.1C-2-1.13 Furniture and appliance stores.
- 6.1C-2-1.14 Garden and landscape center.
- 6.1C-2-1.15 General contractor (screened equipment storage).
- 6.1C-2-1.16 Hardware store.
- 6.1C-2-1.17 Home improvement stores.
- 6.1C-2-1.18 Machinery and tool sales, service, rental.
- 6.1C-2-1.19 Medical or dental clinics and laboratories.
- 6.1C-2-1.20 Motel, hotel.

¹Editor's note(s)—Ord. of 1-4-2011, amended App. A, Art. 6.1C in its entirety to read as herein set out. Former App. A, Art. 6.1C, §§ 6.1C-1—6.1C-9, pertained to the same subject matter, and derived from Ord. of 11-6-1991.

LIGNUM CONVENIENCE STORE

25437 Germanna Highway, Lignum, VA 22726



- 6.1C-2-1.21 Nurseries.
- 6.1C-2-1.22 Passenger terminals.
- 6.1C-2-1.23 Pawn shops.
- 6.1C-2-1.24 Plumbing and electrical supplies (screened storage only).
- 6.1C-2-1.25 Printing and publishing.
- 6.1C-2-1.26 Public utilities including water and sewer facilities, substations and other similar facilities.
- 6.1C-2-1.27 Sign printing.
- 6.1C-2-1.28 Taxidermist.
- 6.1C-2-1.29 Upholstery.

6.1C-2-2. Conditional uses:

The following uses may also be permitted subject to securing a special use permit as provided for in Article 17:

- 6.1C-2-2.1 Golf driving range.
 - 6.1C-2-2.2 Health care institution.
 - 6.1C-2-2.3 Hospital.
 - 6.1C-2-2.4 Wholesale and storage, if wholly contained within structures.
- 6.1C-2-3. *Outdoor storage yards must be screened and landscaped.*

6.1C-3. Minimum lot area.

None.

6.1C-4. Lot coverage.

Sixty percent (60%) maximum.

6.1C-5. Lot width.

None.

6.1C-6. Setback.

Setback shall be fifty (50) feet from right-of-way on primary road; forty (40) feet from right-of-way on secondary road.

6.1C-7. Side yard.

None, except that any building wall with openings shall be at least fifteen (15) feet from any property line with an additional five (5) feet for each building story over the first floor.

(Supp. No. 15)

Created: 2021-11-02 15:59:07 [EST]

LIGNUM CONVENIENCE STORE

25437 Germanna Highway, Lignum, VA 22726



6.1C-8. Rear yard.

Rear yards shall be equal to the height of the building (peak of roof or top of parapet), but not to exceed (30) feet.

6.1C-9. Building height.

Building height shall be forty-five (45) feet maximum [four (4) stories].

6.1C-10. Residential district uses.

Where residential uses are permitted through the inclusion of R zoning district uses in the CS district, lot area, width, setback and yard requirements, and water and sewer requirements where applicable, of the appropriate R district shall be enforced.

(Ord. of 1-4-2011)

Created: 2021-11-02 15:59:07 [EST]

(Supp. No. 15)

Page 3 of 3

KW COMMERCIAL
8100 Ashton Ave, ,
Suite 103
Manassas , VA 20109

ED MARTIN, CCIM
Commercial Broker
O: 703.330.2222
C: 703.867.3350
ed@martincommercialpartners.com
VA #0225075345

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

RETAIL FOR LEASE

LIGNUM CONVENIENCE STORE

25437 Germanna Highway, Lignum, VA 22726



KW COMMERCIAL
8100 Ashton Ave, ,
Suite 103
Manassas , VA 20109

ED MARTIN, CCIM
Commercial Broker
O: 703.330.2222
C: 703.867.3350
ed@martincommercialpartners.com
VA #0225075345

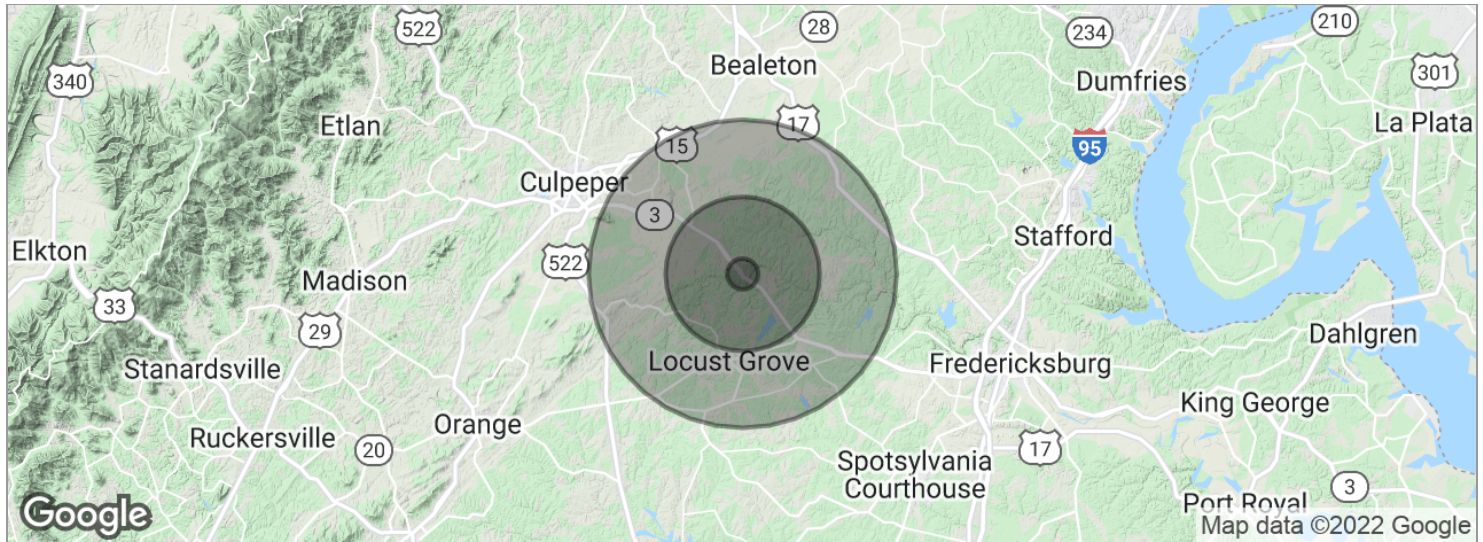
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

RETAIL FOR LEASE

LIGNUM CONVENIENCE STORE

25437 Germanna Highway, Lignum, VA 22726



POPULATION	1 MILE	5 MILES	10 MILES
Total population	198	11,453	34,693
Median age	40.2	43.1	40.4
Median age (male)	37.7	42.5	40.0
Median age (Female)	42.6	43.7	40.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	74	4,550	12,891
# of persons per HH	2.7	2.5	2.7
Average HH income	\$79,417	\$82,314	\$84,490
Average house value		\$375,075	\$341,505

* Demographic data derived from 2010 US Census

KW COMMERCIAL
8100 Ashton Ave, ,
Suite 103
Manassas , VA 20109

ED MARTIN, CCIM
Commercial Broker
O: 703.330.2222
C: 703.867.3350
ed@martincommercialpartners.com
VA #0225075345

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com