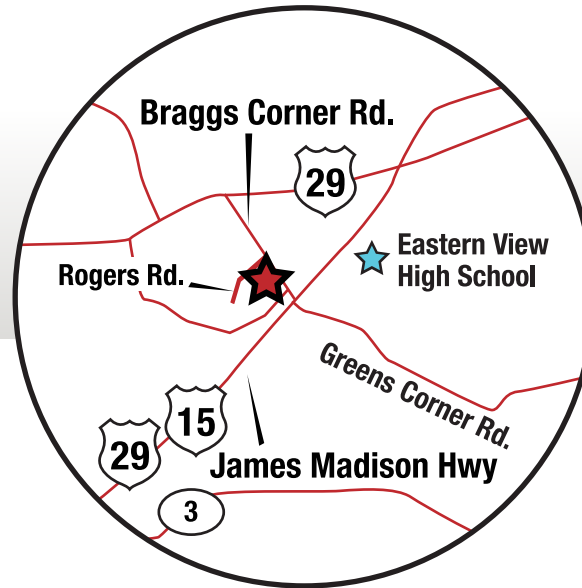


Braggs Corner Properties LLC

A great place to establish a business—an entrepreneur's dream location. The Corner has industrial businesses that local contractors use to purchase supplies, as well as high-quality offices for the professional. You can get your hair styled, purchase construction supplies or grab an ice cream cone, all in one convenient location. **Where Business Meets Success!**



Braggs Corner Properties LLC

Located at the corner of
Route 29 Bypass/Braggs Corner Rd./
Rogers Rd. Culpeper, VA

Phone: 540.825.7712

www.braggscorner.com



We're designed to accommodate your current leasing needs.

- **Retail**
- **Commercial**
- **High Quality Office**
- **Flex Space**

Additional opportunities for development include:

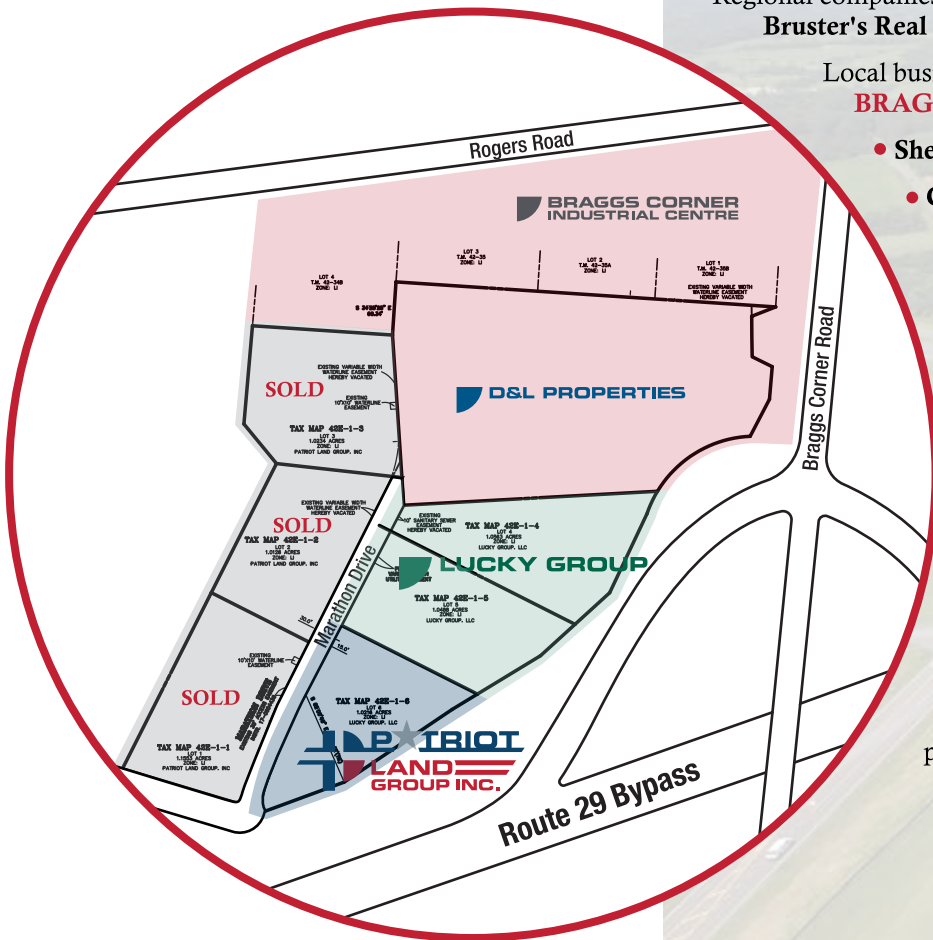
Three 1-acre lots for build-to-suit or
land leasing purposes

- **Restaurants**
- **Convenience/Gas Stations**
- **Tech-Driven Businesses Welcome**

www.braggscorner.com



Braggs Corner Industrial Centre, D&L Properties, Lucky Group, and Patriot Land Group, Inc. parcels make up the 10 acres at this light industrial corner, known as **BRAGGS CORNER**.



We're designed to accommodate your leasing needs – retail, commercial, high-quality office, flex space.

BRAGGS CORNER is a part of the Braggs Corner Technology Overlay Zone. Culpeper County has created special tax incentives for businesses that operate in tech zones in order to attract growth in the tech industry.

This location lends itself to large national companies such as **Noland**, the HVAC and plumbing supply company, that also provides a sheet metal duct fabrication shop for their customers, and **Fastenal**, which carries industrial supplies.

Regional companies have located here as well, such as **Bruster's Real Ice Cream & Nathan's Hot Dogs**.

Local businesses thrive at **BRAGGS CORNER** as well:

- **Shear Secrets**, an upscale hair salon
- **Culpeper Tire & Auto**, a car maintenance & repair business.
- **Greensward**, a landscape architect company that designs and builds custom landscapes.
- **Doggy Clips**, a professional pet groomer.
- **Visiting Angels**, a senior home health care and elder care services office.
- **Ray's Automotive**, auto & truck repair service and maintenance business with machine shop and medium/heavy duty truck parts for sale in showroom



Crusin For Heroes – 4th Saturdays during Summer

- Additional opportunities for growth include three 1 acre lots for build-to-suit options.
- Lots have private paved road off of Marathon Drive along with public water & sewer access.
- Land leasing options available for restaurants, gas stations, and more on lots as small as 1 acre.

Picture yourself here!



For more information visit:

www.braggscorner.com