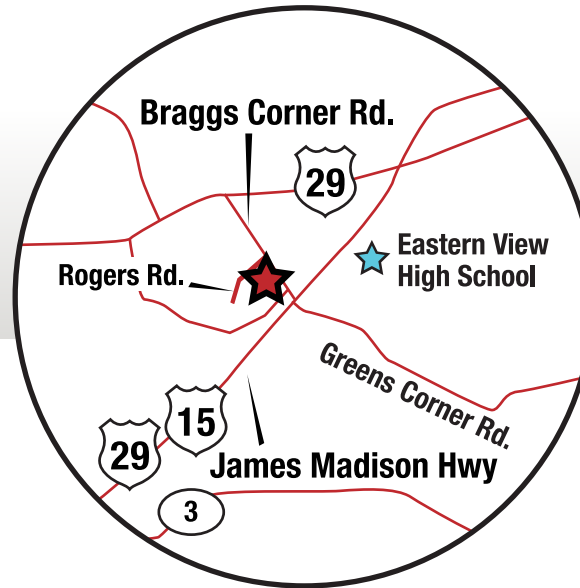


Braggs Corner Properties LLC

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!



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 business needs.

- Retail
- Commercial + Flex Space
- High Quality Office
- Verizon FIOS on site

Additional opportunities for business growth:

- Restaurant Pad Sites
- Convenience/Gas Station Pad Sites
- Tech-Driven Businesses Welcome

www.braggscorner.com



BRAGGS CORNER is a business park with multiple tenants and business owners located at the busiest interchange corridor in Culpeper, Virginia.

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

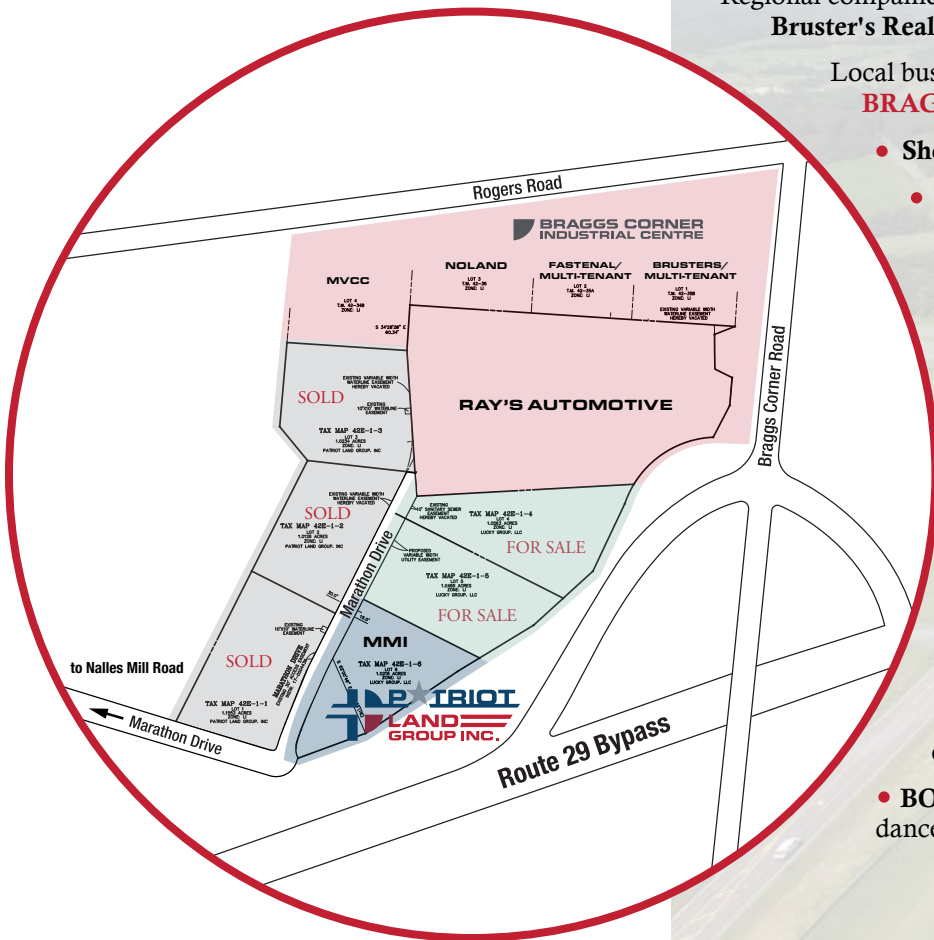
BRAGGS CORNER is a part of the Braggs Corner Technology Overlay Zone. Culpeper County has created special tax incentives for businesses that operate in tech zones in order to attract growth in the tech industry.

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.
- **Ray's Automotive**, auto & truck repair service and maintenance business with machine shop and medium/heavy duty truck parts for sale in showroom.
- **Double J's**, an antique and thrift store. Used, vintage, and consignment.
- **BOOM Fitness**, a fitness and dance studio.



- Additional opportunities for growth include multiple 1+acre lots for build-to-suit options.
- Lots have private paved road off of Marathon Drive along with public water & sewer, Verizon FIOS.
- Land leasing options available for restaurants, gas stations, convenience centers.

Picture yourself here!



For more information visit:

www.braggscorner.com