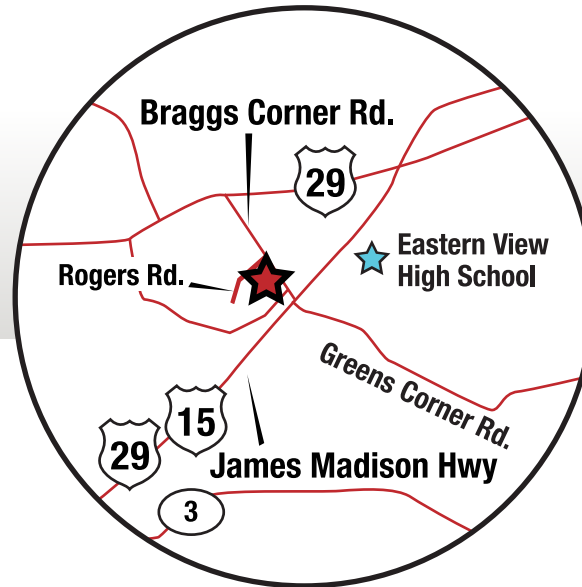


Braggs Corner Properties LLC

A great place to establish business—an entrepreneur's dream location. Braggs 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



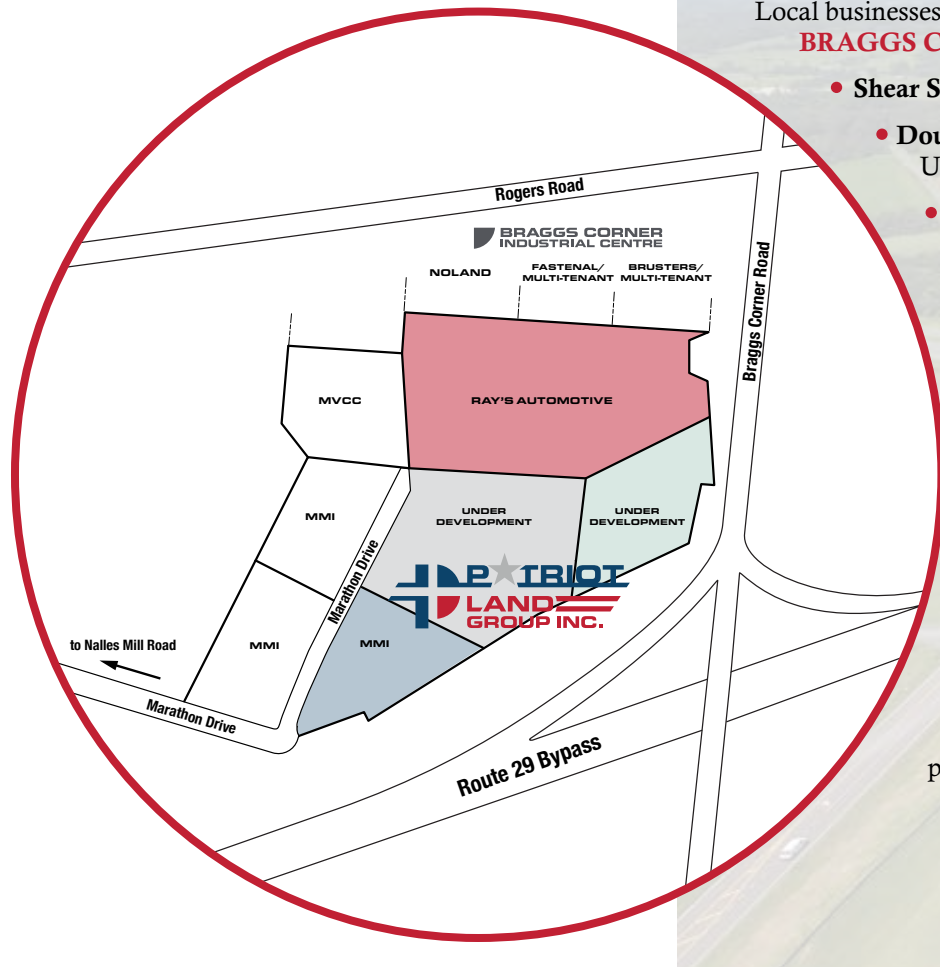
We're designed to accommodate your business needs.

- **Retail**
- **Commercial + Flex Space**
- **Warehouse**
- **High Quality Office**
- **Verizon FIOS on site**
- **Building Ready**
- **Tech-Driven Businesses Welcome**

www.braggscorner.com



BRAGGS CORNER is a commercial and industrial 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, where special tax incentives are available for businesses that operate in these zones.

This location lends itself to large national companies such as **Noland**, the HVAC and plumbing supply company, that also provides a sheet metal duct fab 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
- **Double J's**, an antique and thrift store. Used, vintage, and consignment.
- **BOOM Fitness**, a fitness and dance studio.
- **Doggy Clipps**, a professional pet groomer.
- **Greensward**, a landscape architect company that designs and builds custom landscapes.
- **Culpeper Tire & Auto**, a car maintenance & repair business.
- **Ray's Automotive**, auto & truck repair service and maintenance business with machine shop and medium/heavy duty truck parts for sale in showroom.



- 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