



ORANGE VILLAGE SHOPPING CENTER

500 North Madison Road
Orange, Virginia 22960



Bank/Drive thru Available



3 Suites Available



PROPERTY HIGHLIGHTS

- ◆ Excellent Road Visibility and Signage
- ◆ Ample Parking
- ◆ Anchored Food Lion Shopping Center
- ◆ Bank Building with Drive-thru Available
- ◆ 4 Suites Available, 3 are Contiguous and Available Combined

Lease Rate: \$12.50 psf (plus Real Estate Taxes)
CAM: \$ 1.00 psf
Unit Sizes: Ranging from 1000 sf to 5000 sf

PAD SITE AVAILABLE: .521 Acres

DEMOGRAPHICS

2013 est	1 Mile	3 Mile	5 Mile
Population			
2013 Daytime	3172	6191	8622
% Change 2010-2013	2.85%	2.59%	2.50%

Households by Income

2013 Median Income	\$37,008	\$39,101	\$40,034
2013 Average Income	\$50,553	\$53,433	\$51,464
2013 Per Capita Income	\$21,225	\$22,491	\$21,376

For More Information
Please Contact:

Michael Hall | MikeHall@mthmanagement.com
 J.C. Hall | JCHall@mthmanagement.com

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PAD SITE

.0521 Acres

Excellent location for a
Restaurant / Retail

Suites SF

517 3000 sf

523 1000 sf

561 1329 sf

Shopping Center is located along
Route 15—main thoroughway of
Orange, Virginia.

For more information about Orange
Virginia we invite you to visit these
helpful websites:

<http://www.thinkorangeva.com/>

<http://orangecountyva.gov/>

<http://www.townoforangeva.org/>



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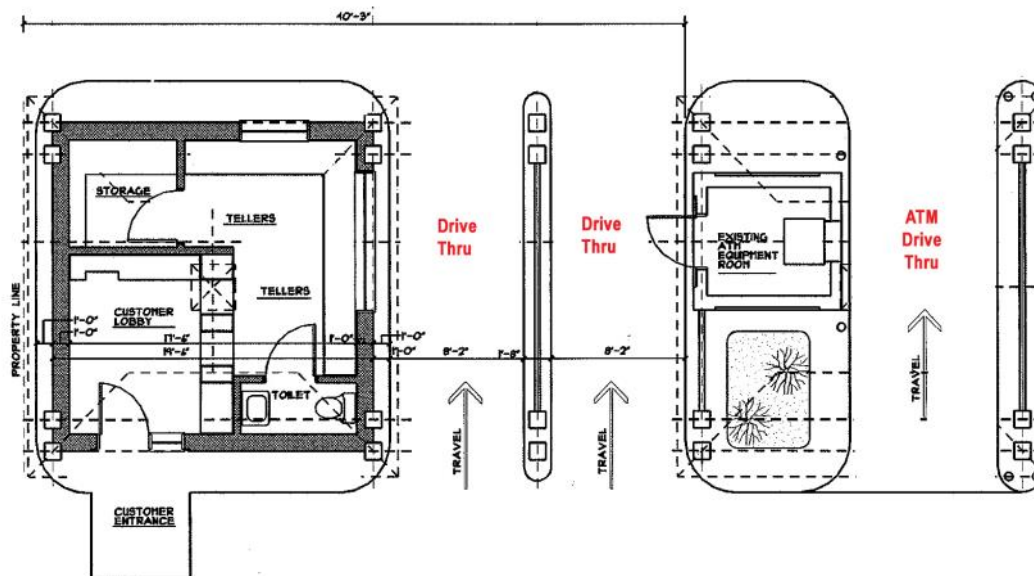
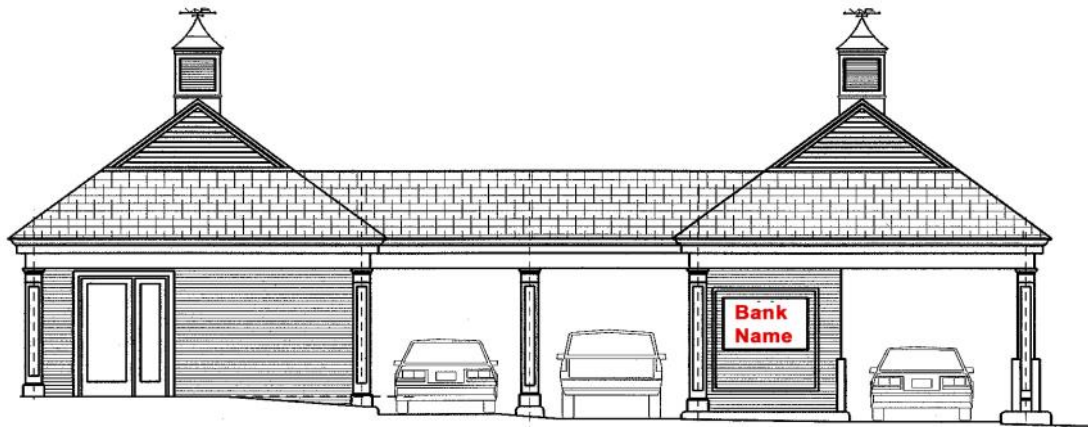
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Bank Building Specifics



Here is an opportunity to lease a satellite Bank and ATM Facility in the busiest shopping center in Orange, Virginia. Great road signage opportunity as this location is highly visible from US Route 15 extending from Culpeper Virginia through Orange Virginia.

The facility features:

- ◆ Two drive thru's to direct teller access
- ◆ One drive thru for ATM access
- ◆ Two indoor teller stations
- ◆ Customer lobby area
- ◆ Storage space

Total SF:	1200 SF
Drive-thru:	8'x2' each
Lease Rate:	\$40,000 annual
CAM:	\$ 1.00 psf
Real Estate Taxes:	\$ 1,056 annual

ORANGE VILLAGE SHOPPING CENTER

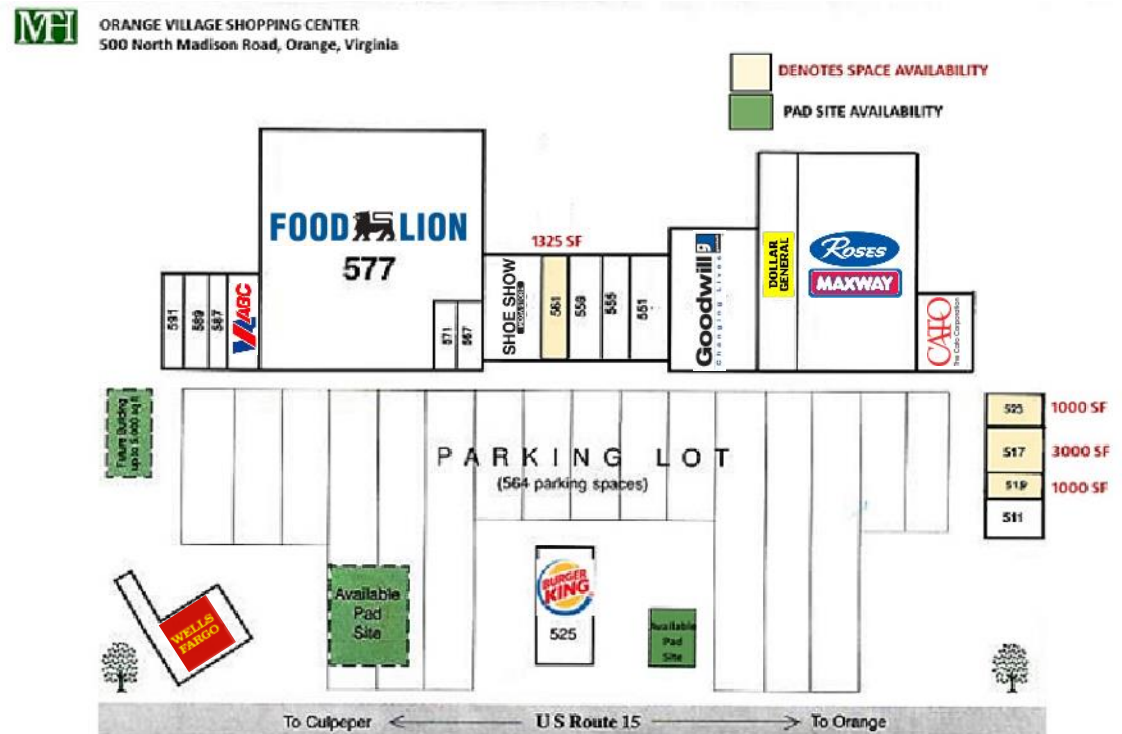
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CURRENT TENANT LIST JUNE 2015

Unit	Tenant	SF
511	Flores & Associate, LLC	2000
515	Ryder's Home Place Food	1,000
517	VACANT	3,000
523	VACANT	1,000
533	Cato's Corporation	3200
541	Roses Express	20110
543	Dollar General	7,500
547	Goodwill	8,470
551	ABS Phones	2,640
555	Great Wall Chinese Restaurant	1600
559	SuperSuds Laundromat	1875
561	VACANT	1,325
563	Shoe Show	3,200
567	Springleaf Financial	1375
571	Liberty Tax	1,375
577	Food Lion	43,070
583	Virginia ABC Store	1800
587	Super Nails	1,200
589	Advance America	1200
591	Lil Off the Top Hair Salon	1200
595	Wells Fargo Corp	
	Orange Laserwash	PAD1
	Burger King	PAD2
	VACANT	PAD3

LAYOUT AND AVAILABILITY



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