



PROMENADE AT STONEHAVEN

Jeffersonton (Northern Culpeper County), VA







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Retail Space For Lease

PROJECT OVERVIEW

Located approximately six (6) miles west of Warrenton, 'Economic Oasis in a Retail Desert' best describes Stonehaven Town Center (formerly Clevenger's Village) a Planned Unit Development (PUD) project in northern Culpeper County surrounded by over 50,000 existing residents across a 15-mile radius; 774 single family and townhomes are to be built by national home builder Lennar (US Home Corporation) while the commercial portion of the project is being built under an approved site plan by Saadeh Financial. Traffic light improvements and a dedicated turn lane into the project are currently in development.

CURRENT STATUS

Ownership will commence construction of Building A in Phase I in Spring 2025 with delivering Spring 2026. Building B and C of Phase I will be constructed as users are procured. Site work for the three (3) retail pad sites has commenced, and are immediately available for ground lease.

DEVELOPMENT BY SAADEH FINANCIAL

Saadeh Partners, LLC.
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Building Communities and Businesses

Promenade at Stonehaven

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- Planned Unit Development with more than 150,000 SF of opportunity in the retail parcel.
- The commercial zoning permits office, medical, data centers, conditional light industrial and manufacturing, gas stations, convenience stores, drive-thrus, banks, pharmacies, hotels and car washes.
- Currently in discussions with convenience store/gas stations to locate at Stonehaven.
- Great interest expressed by local business owners to start flagship stores and secondary locations, including a sushi bar, veterinary hospital and other retailers.
- Signalized access into commercial development coming soon (under review by VDOT).
- Greater opportunity for expansion of commercial uses into adjacent properties owned by Saadeh Financial for larger users (i.e. light manufacturing and data centers).
- Interest currently expressed by Culpeper County Planning Department to see growth, especially a hotel user, along Route 211.
- Initial commercial development, now under construction, will consist of two (2) retail buildings comprising of 37,505 SF. Building A will have 22,505 SF and Building B will have 15,000 SF, with the possibility of expanding the size of Building B to 40,000 SF by incorporating the adjacent parcel (also owned by Saadeh Financial), so as to accomodate a grocery store and/or big box user.
- Retail and Drive-thru pad sites are available for ground lease. All wet/dry Utilities are being built to connect to adjacent pad sites.

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Local Economy

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- **Culpeper County:** Approximately 66.36% of the population earns an average combined income of $62,500 - $100,500 or more with a current population of 59,600 residents.
- **Town of Warrenton:** Approximately 62% of the population earns an average combined income of $75,000 - $200,000 or more, with a current population of 10,000 residents.
- **Town of Amissville:** Combined average household income of $109,000 with a current population of 5,080 residents.
- **Highspeed Internet:** Verizon fiber optic line to be installed on Route 211, turning southbound on Route 229, funded by Meta (Facebook).
- **Amazon Data Center:** To be built in Warrenton, Virginia off Route 211 and Route 17.
- **OVH Data Center:** Data center serving OVH to be built in neighboring Fauquier County.
- **Skyline Drive and Shenandoah National Park:** A major recreational and vacation destination in the area located west of Stonehaven along Route 211 (fronting the development), draws an average of 1.6 million visitors annually for the touring season.
- **New School Playing Fields:** In the residential section of the new PUD will be multiple recreational fields, including baseball and soccer fields, and a clubhouse for extra activities belonging to the residential HOA. Two parcels will be dedicated to Culpeper County to begin construction on a middle school and elementary school to service the overcrowded school system.

Development Players

aws
VEDP
LENNAR
OVH
Innovation is Freedom
Saadeh Partners, LLC.
Building Communities and Businesses
Since 1990

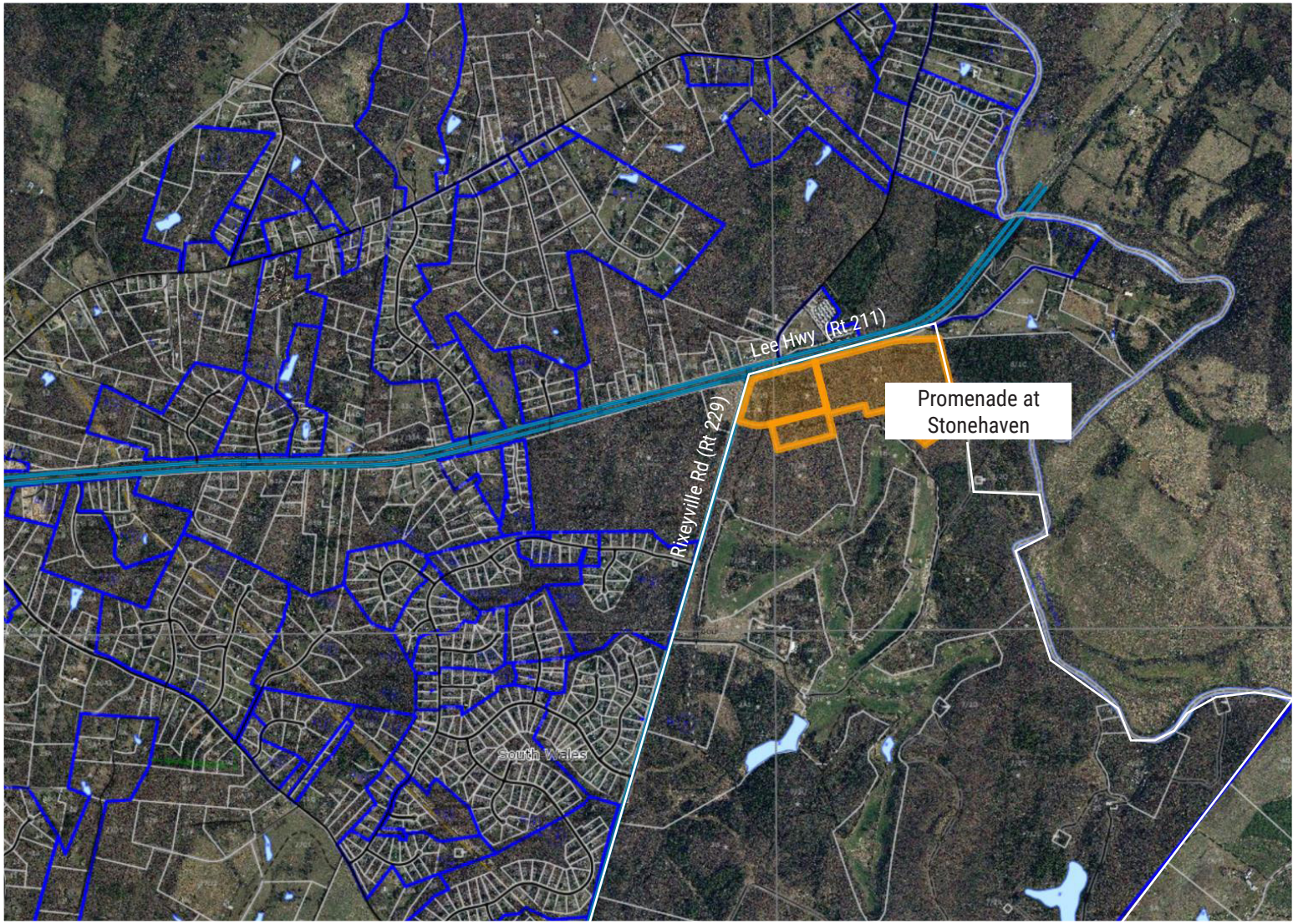
- **South Wales Golf Course:** An 18 - hole golf course with a ‘pro-shop’, sees plenty of business and traffic even during home construction. The golf course is immediately south of Stonehaven and the residential development.
- **Virginia Economic Development Partnership (VEDP):** VEDP has invested about a third of all investment funds in Culpeper County during the last 18 years.

Development Insights

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- **Active Growth Area**: Currently next to Stonehaven are 3,750 residential units in Warrenton, 2,000 residential units in Amissville, and 740 residential units in Jeffersonton. Stonehaven fronts the highly traveled route 211 which has a current VPD of 16,000 intersecting Rixeyville Road which has an average of 7,800 VPD; projected by our 2023 traffic study to reach 24,000 VPD on 211.

- **Residential Growth:** The residential portion of the Stonehaven development currently has 290 homes built in 2024; all sold during a point of high interest rates evidencing strong demand continued growth.



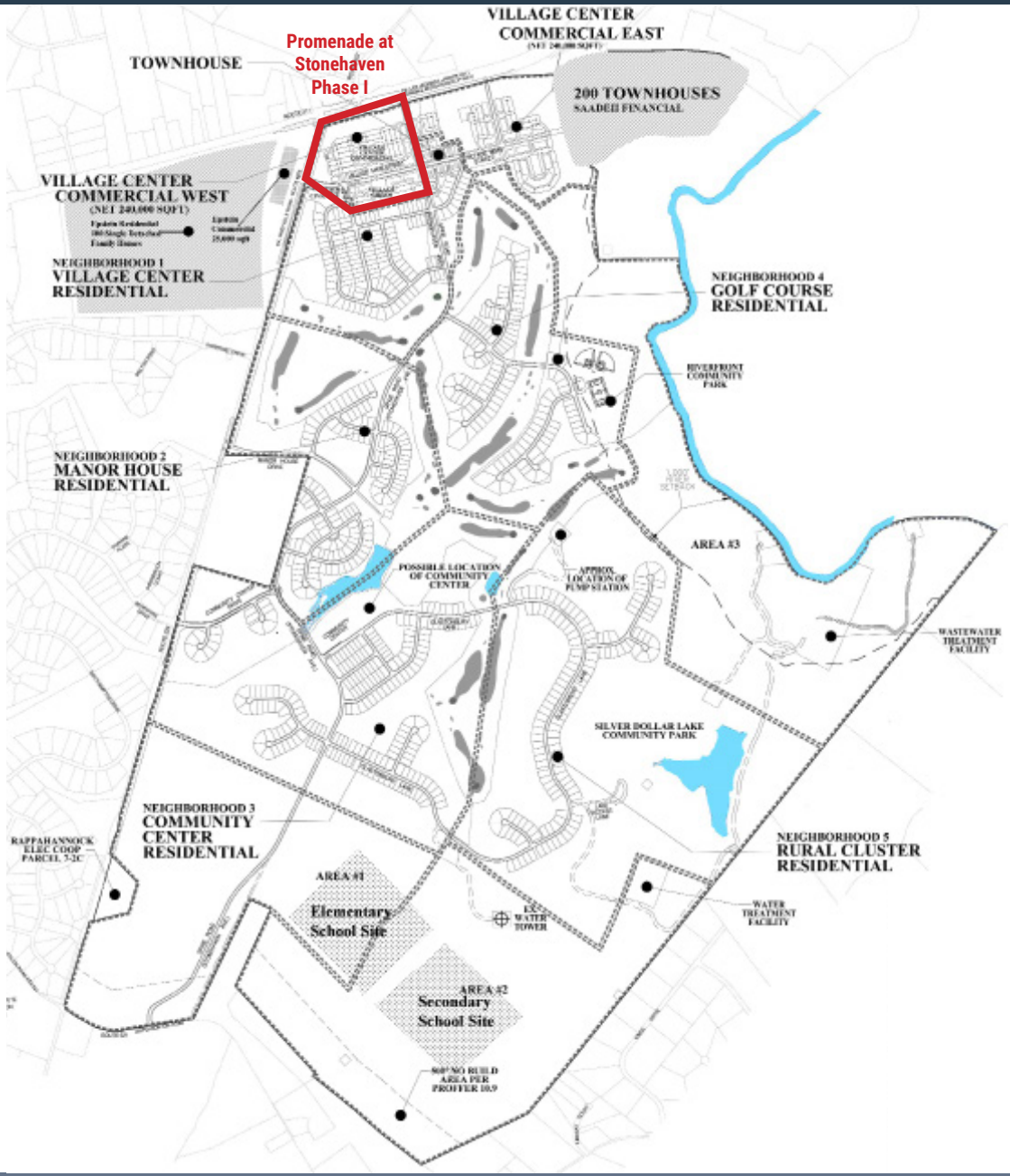
Location and Demographics



Demographics

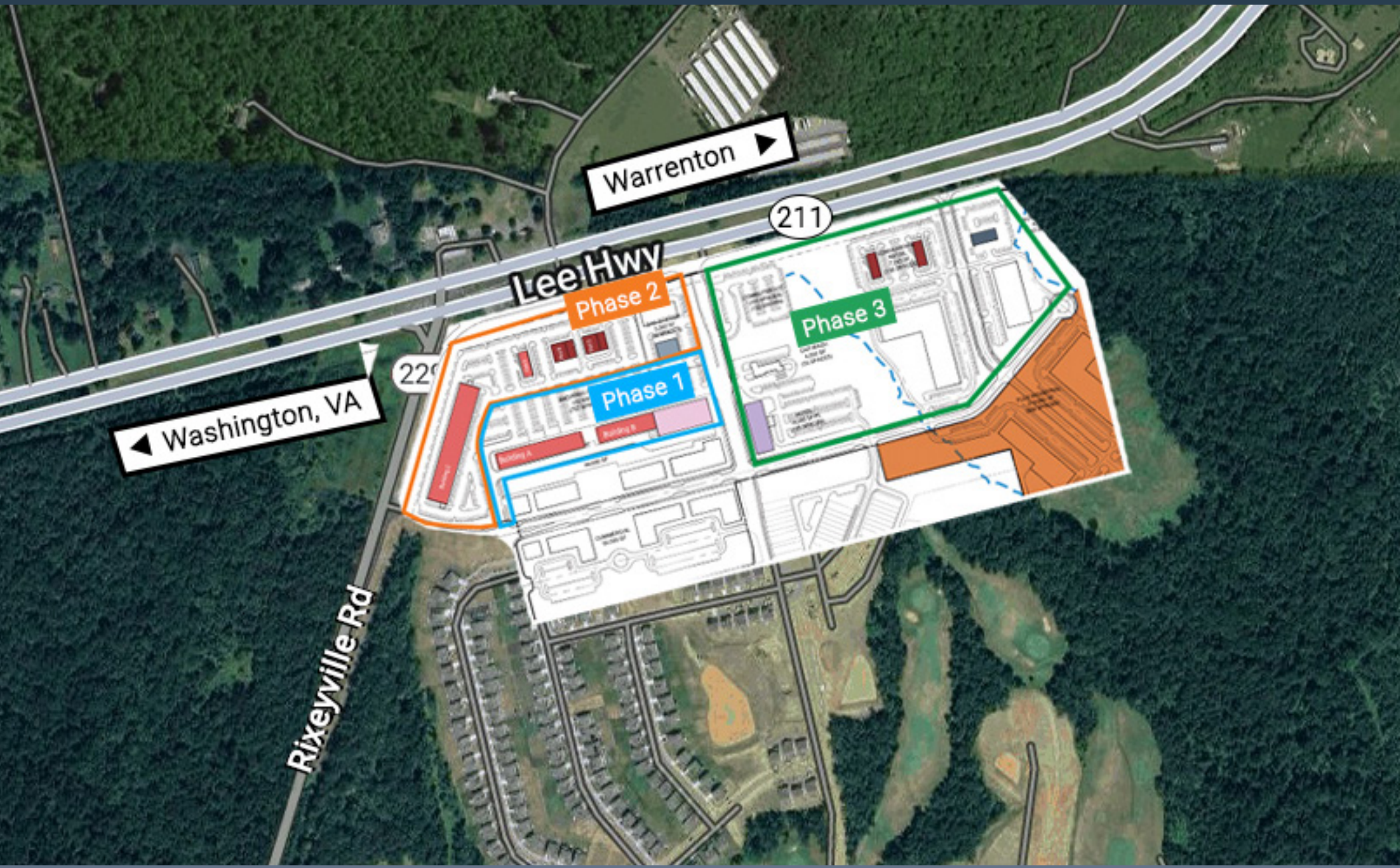
	12 Miles
2025 Population	64,496
2023 Average Household	$158,637
2023 Median Household Income	$125,623
2023 Daytime Population - Employees	20,689

Development Overview



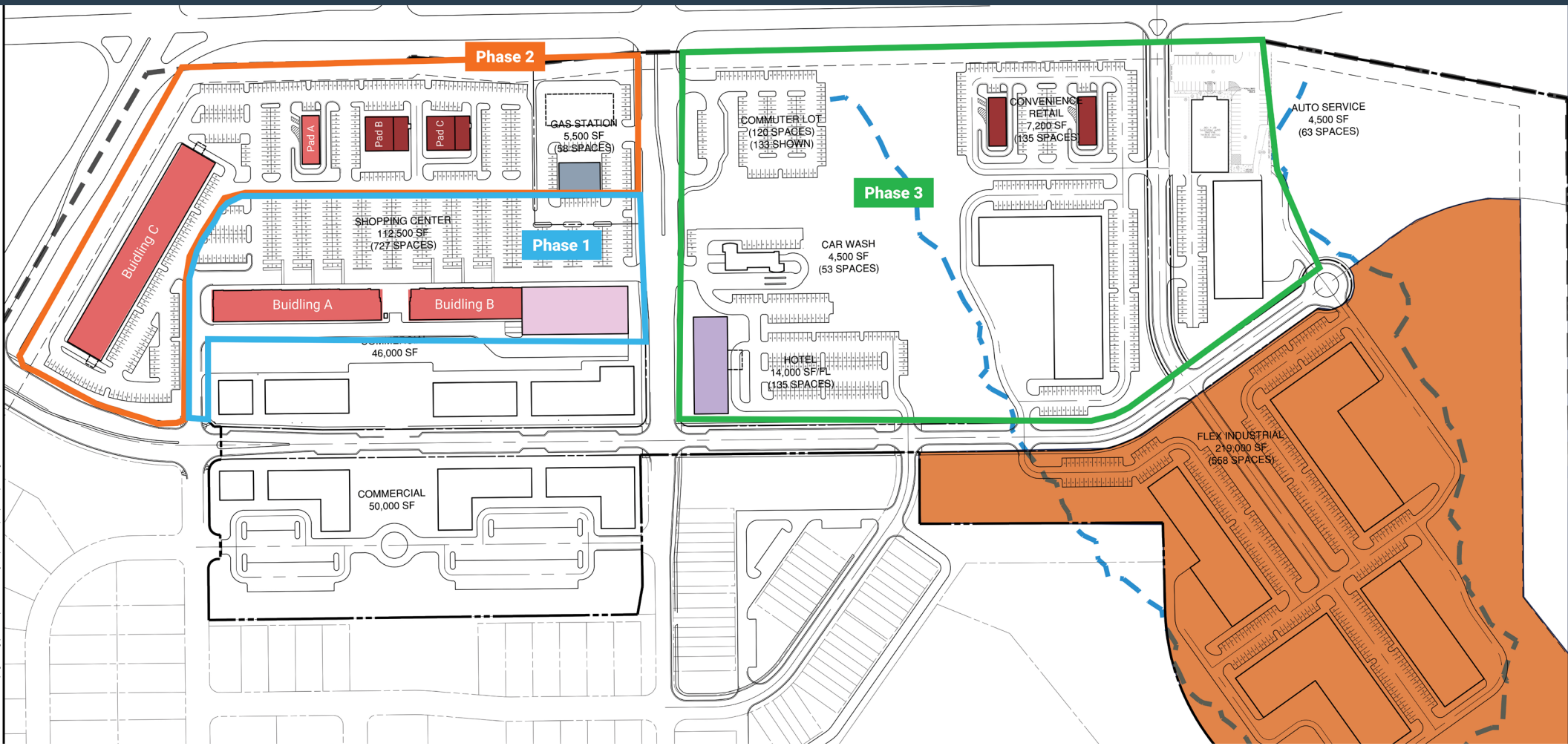
Development Location

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Leasing Plan

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Phase I Building Roster

Building A	22,500 SF	Pad A	Up to 3,600 SF
Building B	15,000 SF	Pad B	Up to 3,600 SF
Building C	40,000 SF	Pad C	Up to 3,600 SF

Note: Building locations and sites are conceptual and subject to change, except buldings A & B

Building A Space Plan



Note: Space sizes can be custom tailored to users needs

Building B Space Plan



Note: Space sizes can be custom tailored to users needs



Thank You

Contact For Leasing Info

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