

15131-13193 Mountanus Dr Culpeper, VA 22701

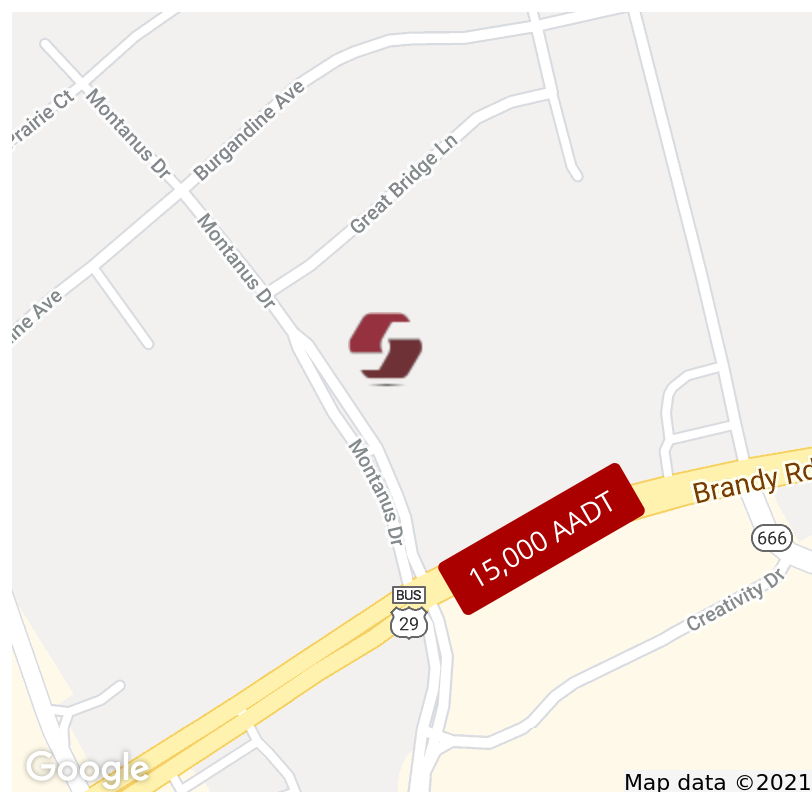


## PROPERTY HIGHLIGHTS

- Aldi anchored shopping center located in the primary retail node of Culpeper, VA
- Strong collection of national retailers in the surrounding area including: Target, PetSmart, Dick's Sporting Goods, Lowe's Home Improvement, Lidl, Walmart, BigLots, Joann's, & more!
- Culpeper is a growing housing and office market, offering an affordable alternative to the higher priced Northern Virginia suburbs closer to Washington DC
- Excellent visibility and accessibility on both Mountanus Drive and Brandy Road

DEMOGRAPHICS 3 MILES 5 MILES 7 MILES

Total Households	6,112	9,491	12,123
Total Population	17,107	26,303	33,719
Average HH Income	\$83,260	\$83,475	\$87,346



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CENTRE AT CULPEPER

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SITE PLAN & AVAILABILITY

17	Mattress Warehouse	3,800 SF	9	Nifty Nails	1,659 SF	1	Aldi's	21,364 SF
16	Haymarket Cleaners	2,000 SF	8	Ted Barber Shop	1,362 SF	N.I.C.	Chili's	1 SF
15	H&R Block	2,000 SF	7	AVAILABLE	2,146 SF	18	Starbucks	1,879 SF
14	Little Caesar's	2,000 SF	6	China Garden	3,800 SF	19	Neibauer Dental Care	2,889 SF
13	AVAILABLE	1,500 SF	5	Rent A Center	5,000 SF	20	My Eye Doctor	1,267 SF
12	AVAILABLE	4,987 SF	4	T-Mobile	2,800 SF	21	The UPS Store	1,267 SF
11	Tobacco Road	1,550 SF	3	Long & Foster Realty	2,013 SF	22	Five Guys	2,391 SF
10	ABC Liquors	2,705 SF	2	Lendmark Financial Services	2,490 SF			

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