

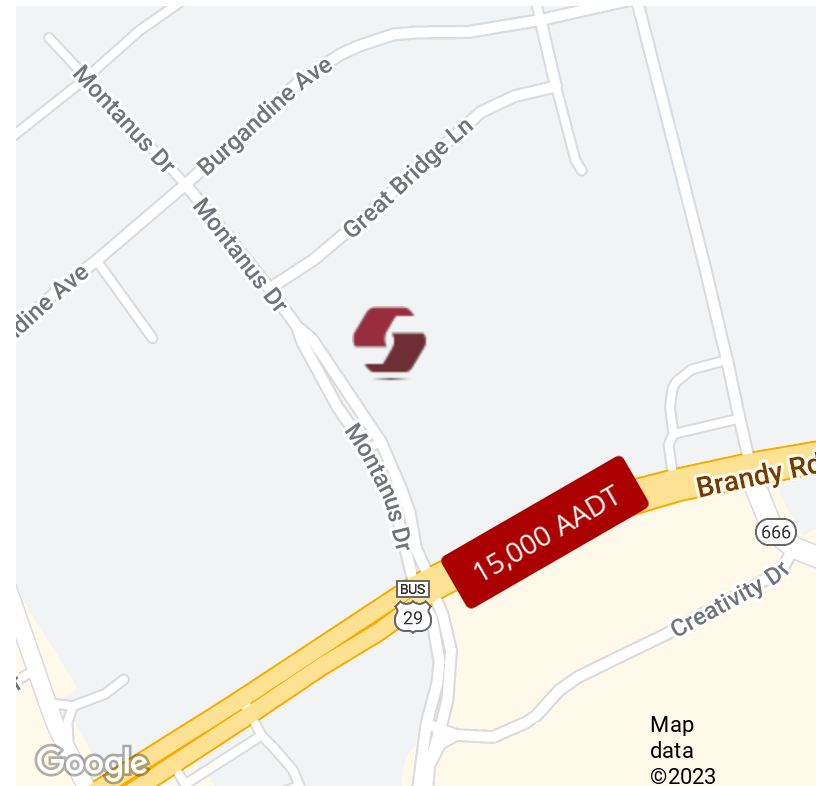
CENTRE AT CULPEPER

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	6,279	9,659	12,404
Total Population	17,605	26,815	34,541
Average HH Income	\$94,916	\$96,044	\$100,049

The Sembler Company | 800.940.6000 | <https://www.sembler.com>

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SITE PLAN & AVAILABILITY

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

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