

**FOR
LEASE****YOUR SIGN HERE****CULPEPER TOWN SQUARE****Lease Rate:
Negotiable****PROPERTY OVERVIEW**

Culpeper Town Square is strategically located just north of the Culpeper Main Street retail corridor off of James Madison Hwy/SR 29. The subject property presents an anchor box opportunity of 12,000 to 33,000 square feet which was recently occupied by Weis Markets. The shopping center contains national co-tenants including: Tractor Supply Company, Aaron's and Family Dollar.

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Households:	4,145	7,894	16,006
Population:	11,624	22,244	46,076
Avg HH Income:	\$67,863	\$71,650	\$75,356

PROPERTY HIGHLIGHTS

- Prime anchor box opportunity of 12,000-33,000 square feet that may be demised to fit multiple footprints;
- National co-tenants include Tractor Supply Company, Aaron's and Family Dollar;
- Strategically located just north of the Culpeper Main Street retail corridor off of James Madison Hwy/SR 29.

AVAILABLE SPACES

Suite 24 33,000 SF

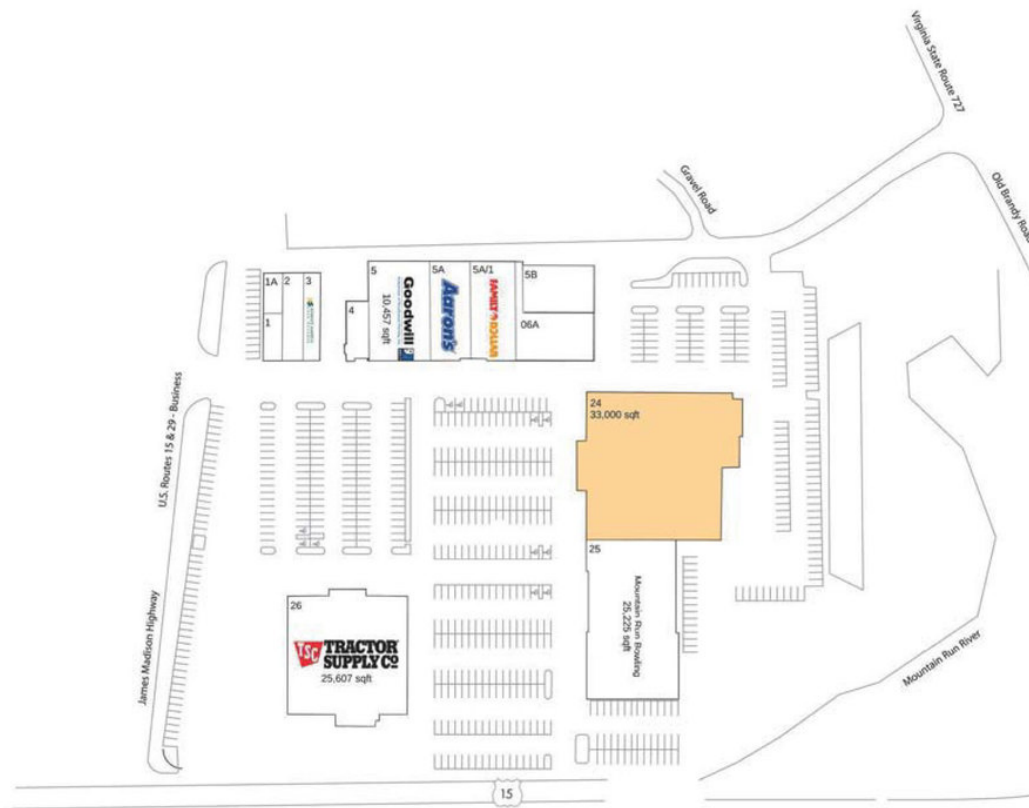
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