



**Overview**

- 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

**Demos**

**3 Miles      5 Miles      7 Miles**

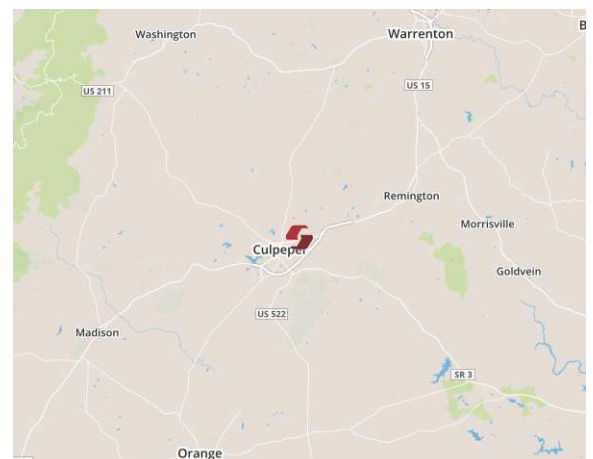
Population	15,815	24,848	31,694
Households	5,632	8,934	11,346
Avg Household Income	\$72,938	\$73,269	\$75,688

**Leasing Contact**

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**Traffic Counts (AADT)**

Brandy Road      11,000





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