

CENTRE AT CULPEPER

15131-13193 Mountanus Dr.
Culpeper, VA 22701

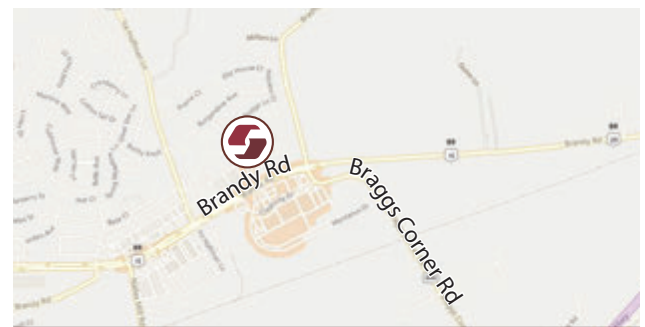


CULPEPER, VA

2,146 - 4,987 SF AVAILABLE

- Aldi-anchored shopping center located in the primary retail node of Culpeper, VA, surrounded by a growing housing and office market
- Excellent visibility and access on both Mountanus Drive and Brandy Road
- Strong collection of national retailers in surrounding area including: Target, PetSmart, Dick's Sporting Goods, Lowe's Home Improvement, Lidl, Walmart, BigLots, Joann's, & more!

LOCATION



LAT: 38.486082 / LON: -77.968516

Demographics	3 Miles	5 Miles	7 Miles
Q4 2019 Population	16,650	25,695	32,982
Q4 2019 Households	5,941	9,265	11,851
Q4 2019 Avg HH Income	\$77,369	\$78,524	\$82,402

TRAFFIC COUNTS

Brandy Road	15,000
Braggs Corner Road	8,700

Leasing Contact

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The Sembler Company | 800.940.6000 | www.sembler.com

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SITE PLAN

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

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