

FOR LEASE Available Immediately



Culpeper Colonnade

15359 Montanus Drive, Culpeper, VA 22701

Overview

Culpeper Colonnade is the premier shopping center in the Culpeper trade area. Ideally located on the heavily traveled US-15/29 corridor. The shopping center is anchored by Martin's and Target, as well as other national credit retailers including PetSmart, DICK'S Sporting Goods, and Michaels.

Quick Facts

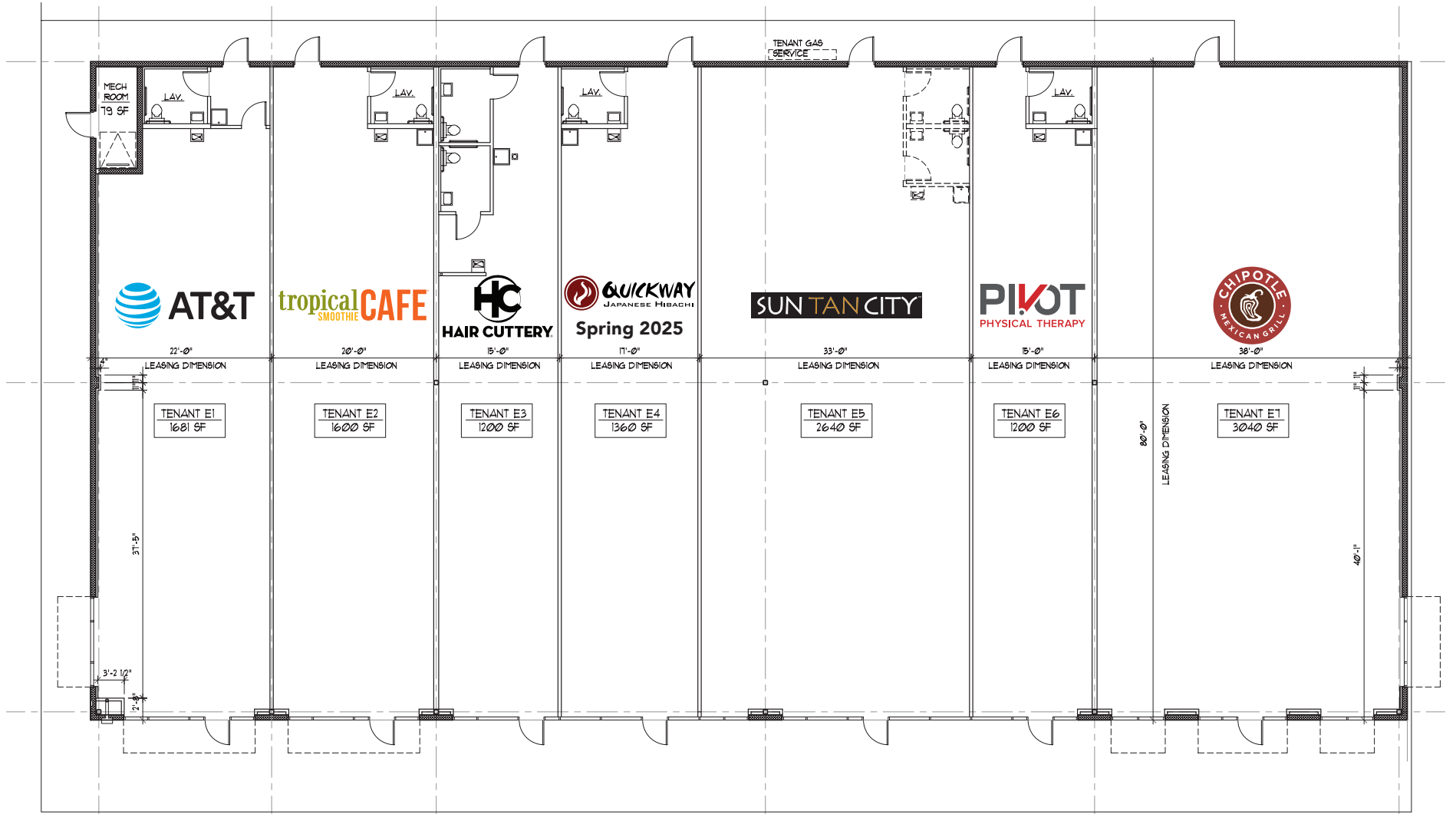
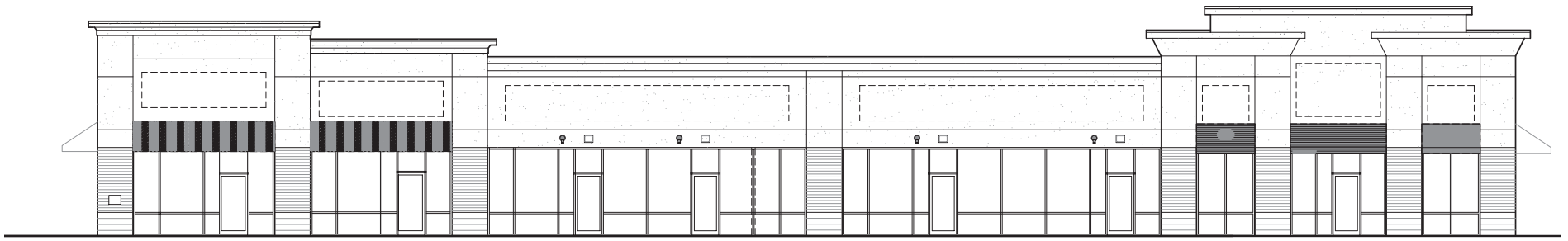
Availability Immediate
Size 2,400 square feet
 Pad Site for ±3,000 SF outparcel building
Asking Rent \$32.00 per square foot
Net Charges \$1.05 psf CAM; \$0.29 psf INS; \$1.23 psf TAX;
 \$2.22 psf Water & Sewer; \$1.20 psf Trash

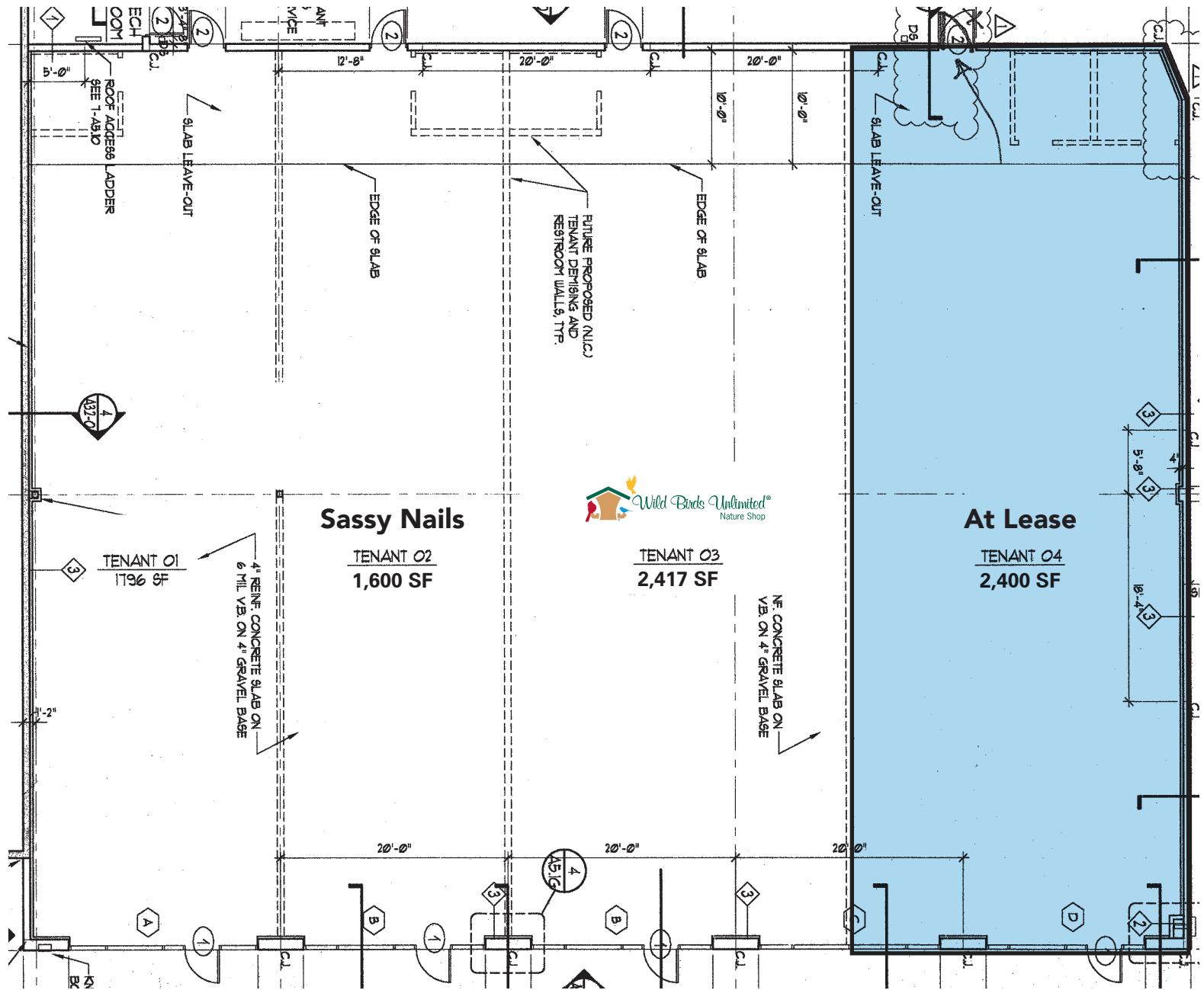
Tenants



| 2024 Demographics | 3 miles | 5 miles | 10 miles |
|--------------------|------------------------------|------------------------|-----------|
| POPULATION | 19,558 | 30,169 | 50,449 |
| HOUSEHOLDS | 6,647 | 10,456 | 17,415 |
| AVG. HH INCOME | \$109,842 | \$111,219 | \$114,939 |
| DAYTIME POPULATION | 23,782 | 31,439 | 39,681 |
| TRAFFIC COUNT | 11,000 AADT (Brandy Road) | 22,000 AADT (US-15) | |





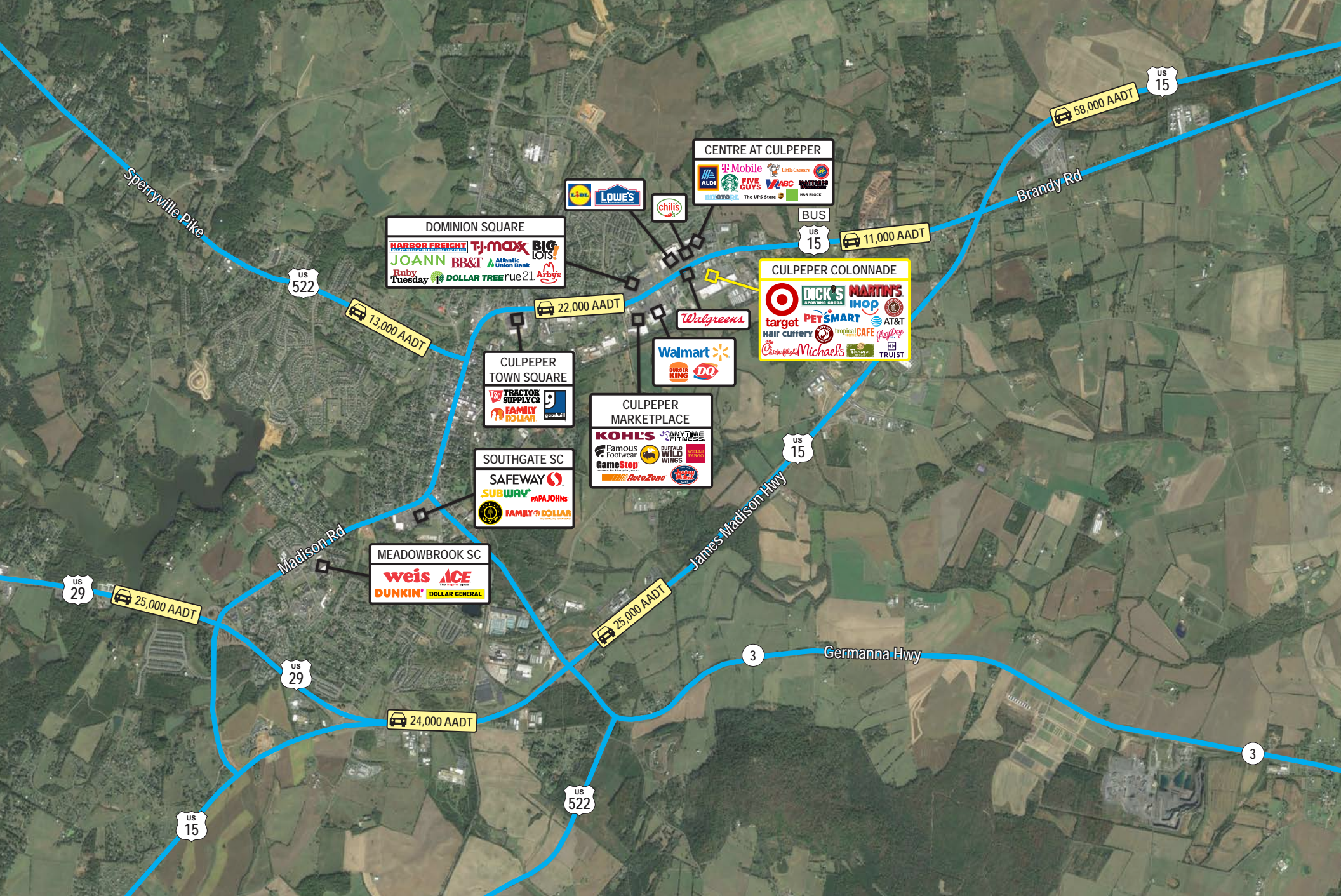




| Unit | Tenant | SF |
|------|------------------------|--------------|
| 1 | Martin's Supermarket | 69,594 |
| 2 | DICK'S Sporting Goods | 35,739 |
| 3 | Target | - |
| 4 | PetSmart | 20,185 |
| 5 | Michael's | 16,310 |
| 6 | Sassy Nails | 1,600 |
| 7 | Wild Birds Unlimited | 2,417 |
| 8 | At Lease | 2,400 |
| 9 | Glory Days Grill | 6,292 |
| 10 | Wellspring Health | - |
| 11 | Panera Bread | 4,000 |
| 12 | Chick-fil-A | 4,221 |
| 13 | IHOP | 4,972 |
| 14 | AT&T | 1,681 |
| 15 | Tropical Smoothie | 1,600 |
| 16 | Hair Cuttery | 1,200 |
| 17 | Quickway - Spring 2025 | 1,360 |
| 18 | Sun Tan City | 2,640 |
| 19 | Pivot Physical Therapy | 2,053 |
| 20 | Chipotle Mexican Grill | 2,187 |
| 21 | Truist Bank | - |
| | Schewels Furniture | - |
| | Future Pad | 3,000 |









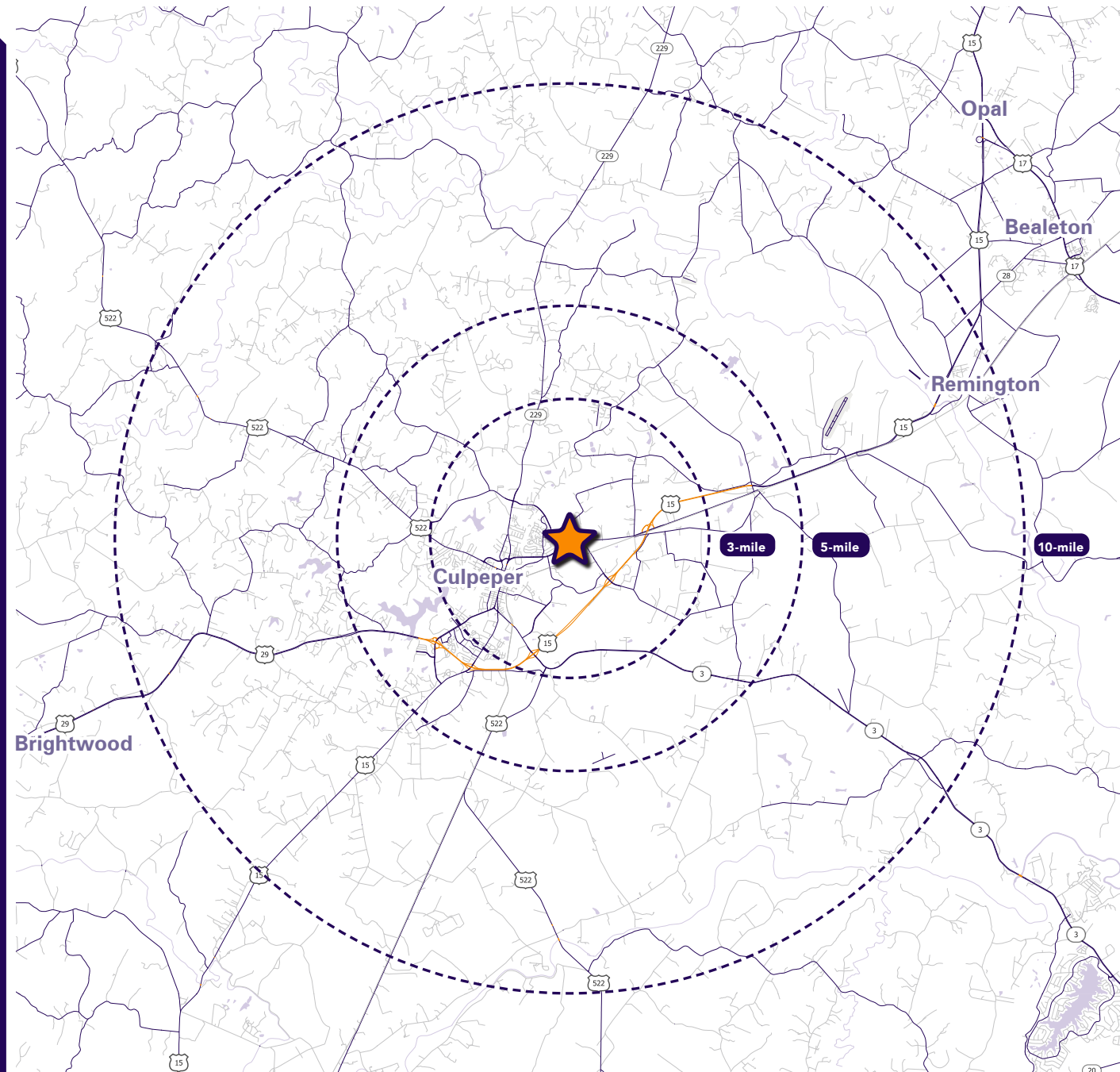
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