

PAD SITE AVAILABLE FOR LEASE



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

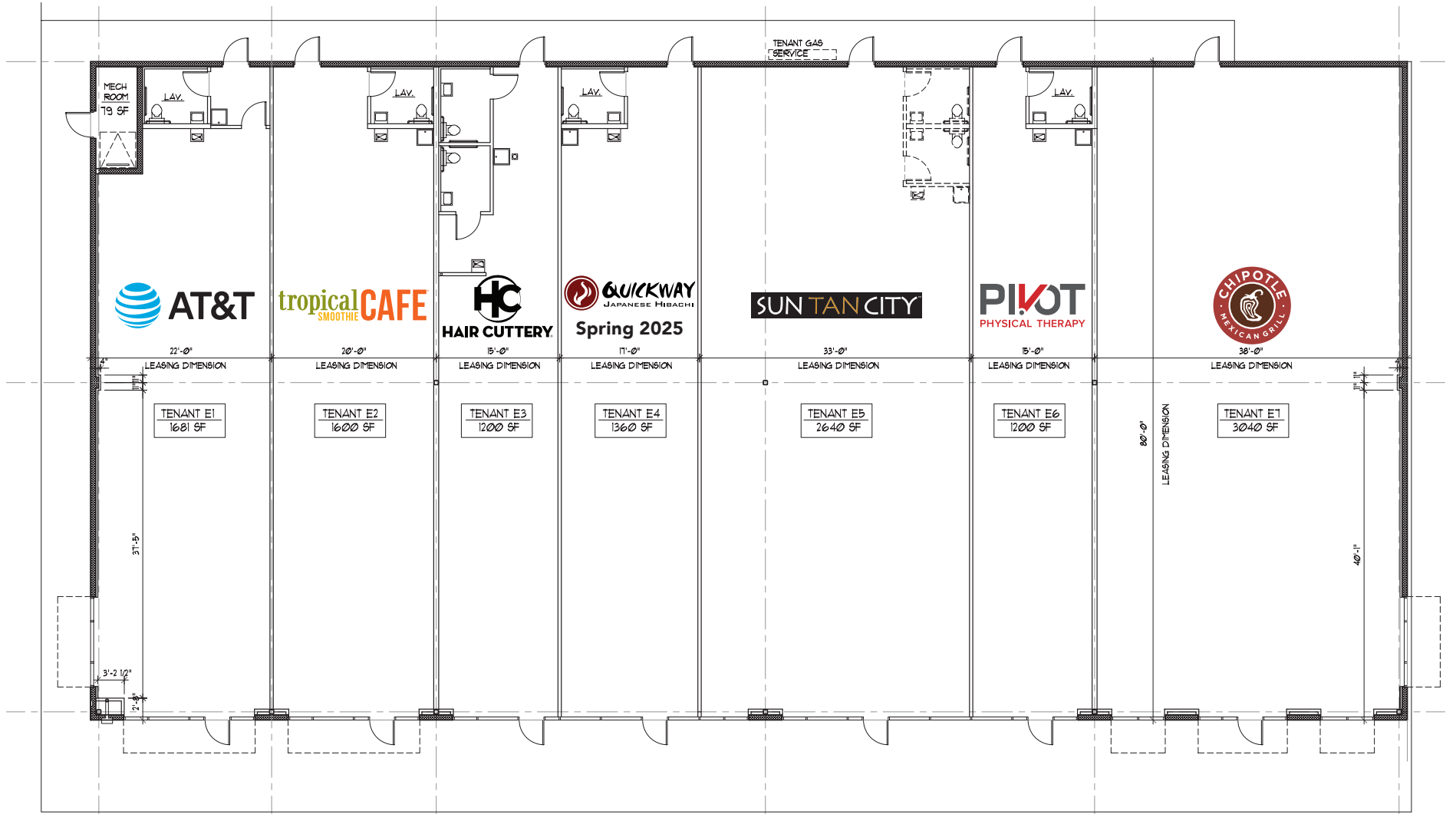
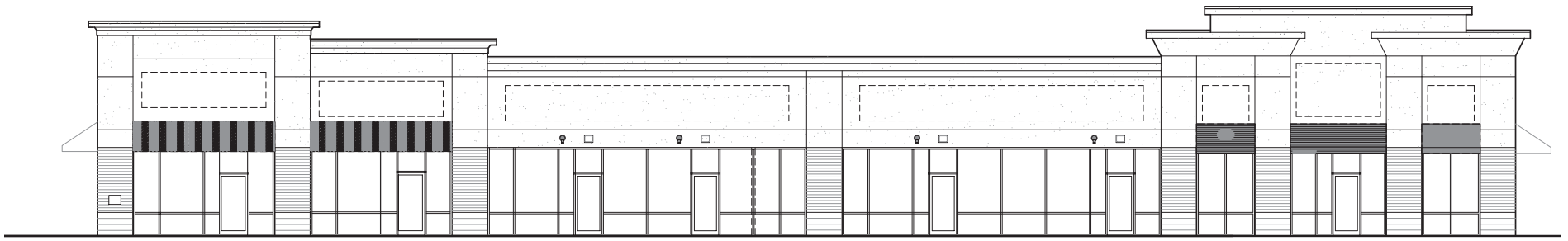
- Availability** Immediate
- Size** Pad Site for ±3,000 SF outparcel building
- Asking Rent** \$32.00 per square foot
- Net Charges** \$1.05 psf CAM; \$0.29 psf INS; \$1.23 psf TAX; \$2.22 psf Water & Sewer; \$1.20 psf Trash

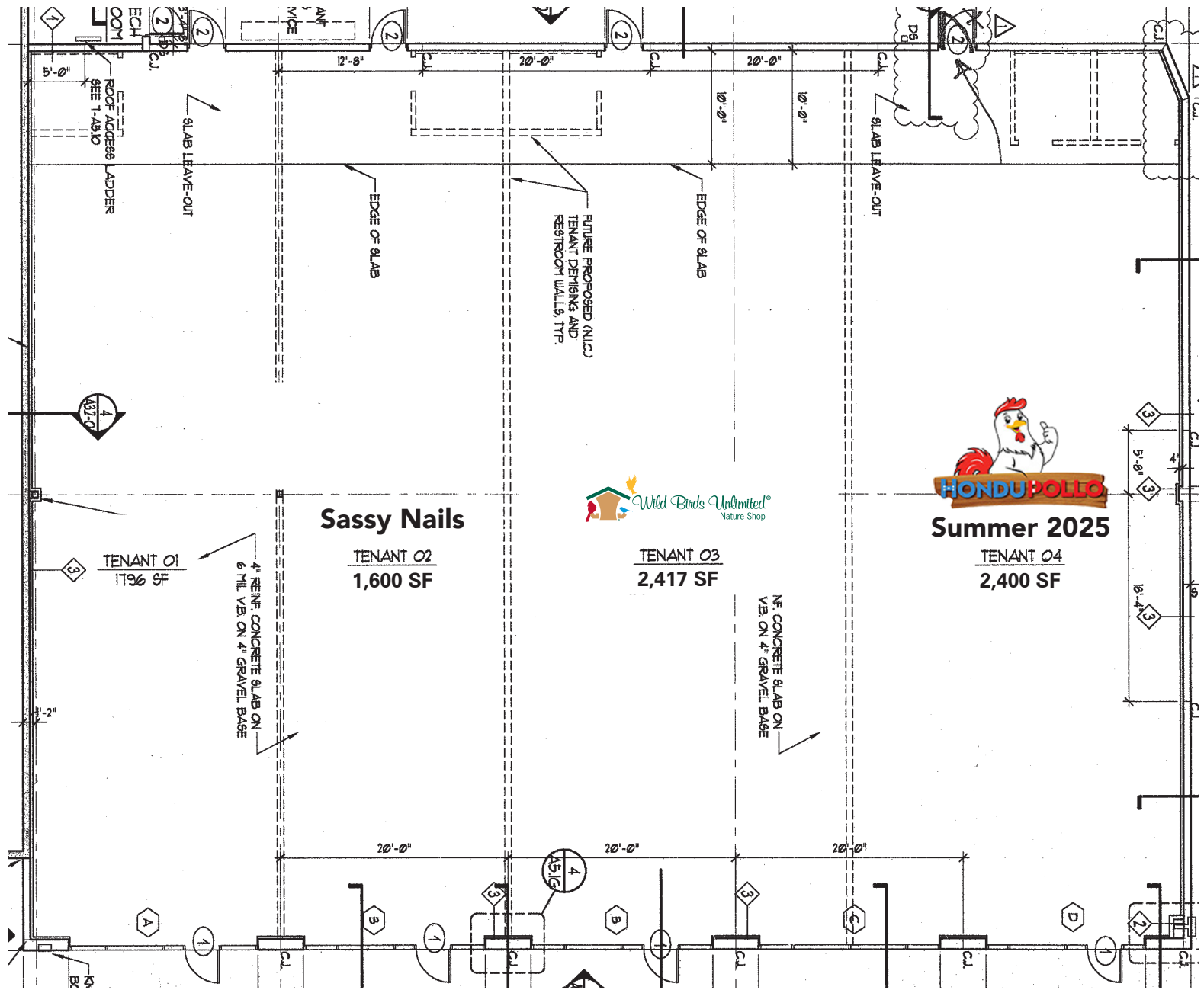
Tenants



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)	







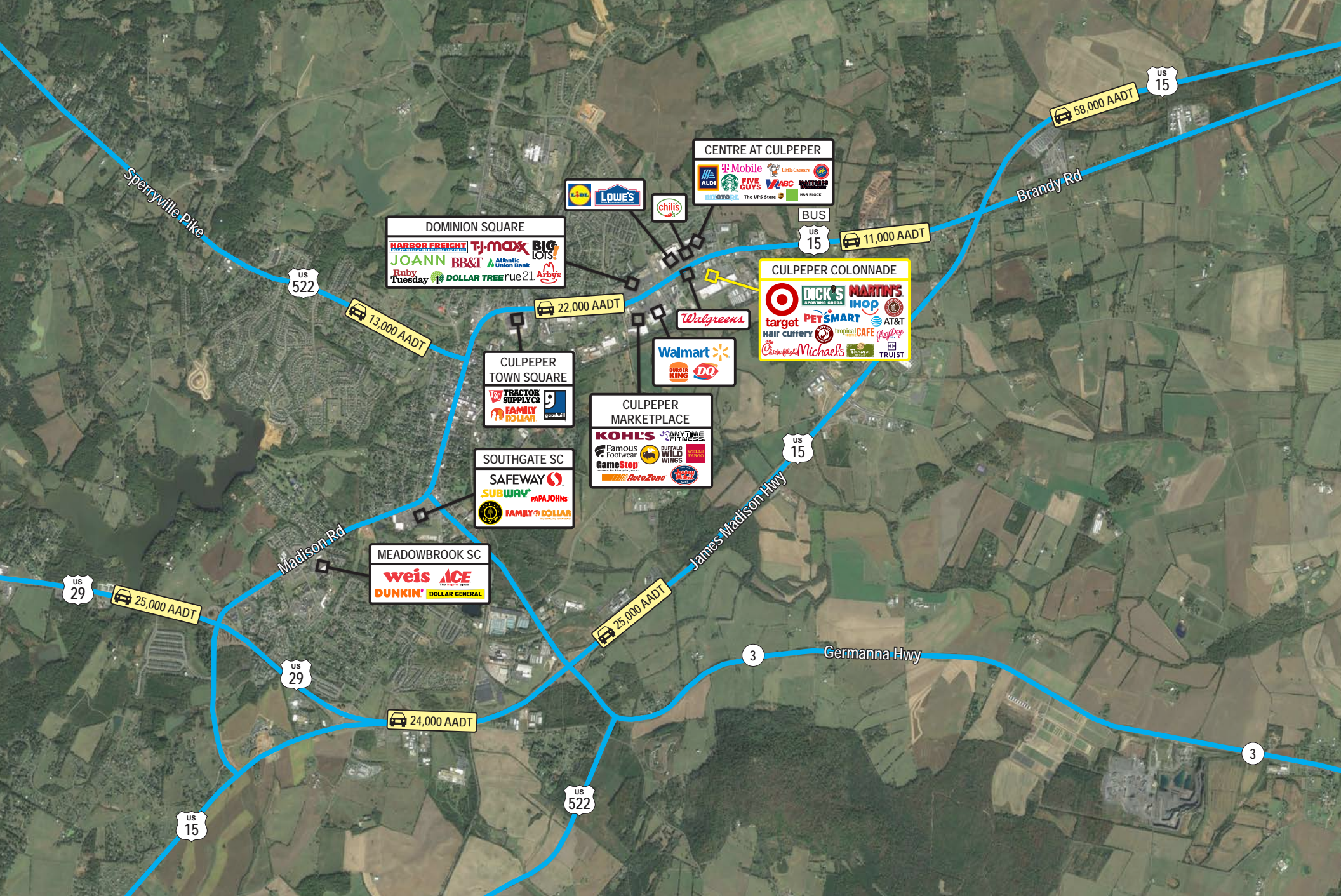


Walgreens

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	HonduPollo - Summer 2025	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	-
	Pad Site	Up to 3,000








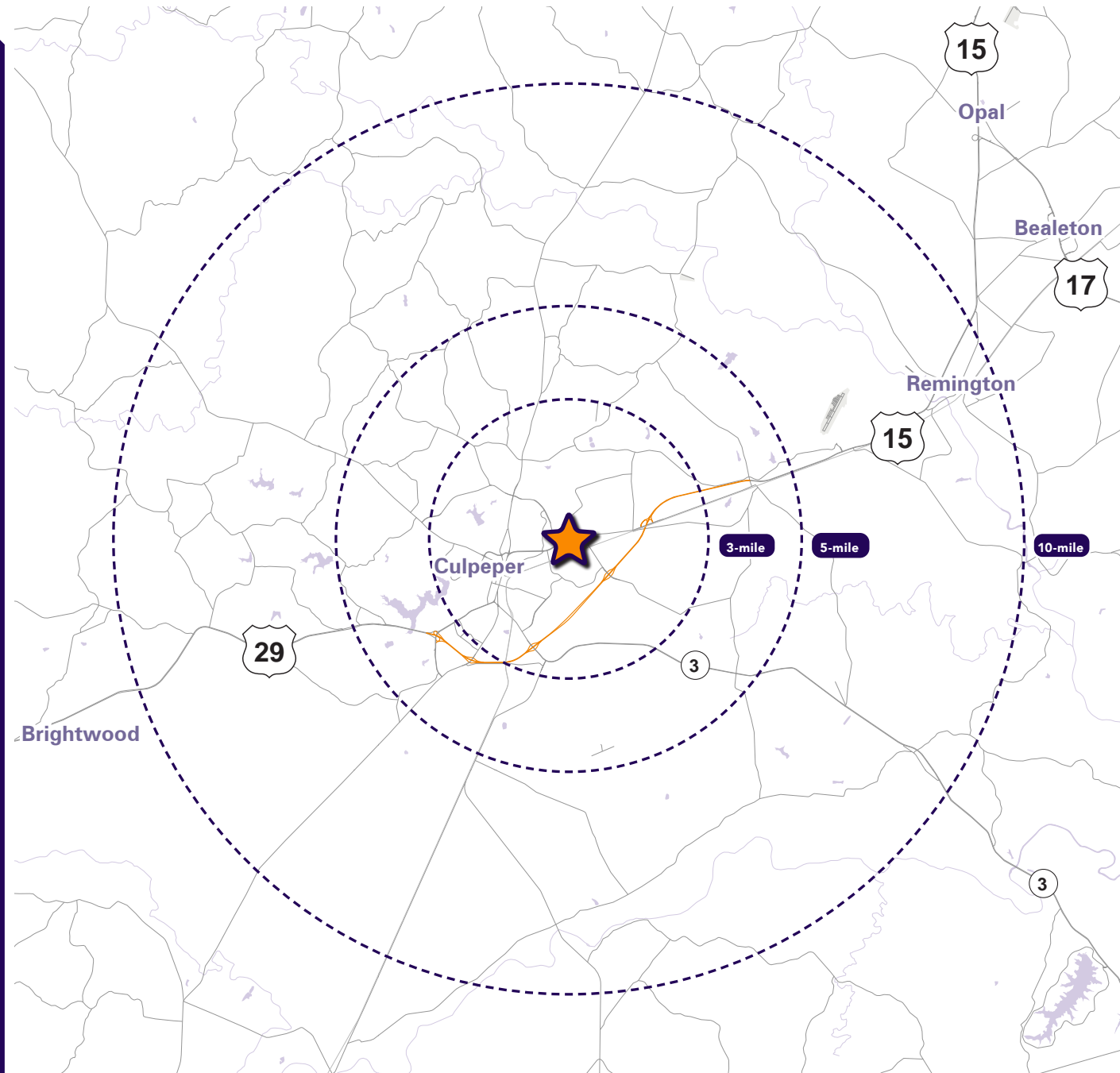
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