

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

**Availabilites** Pad Site for ±3,000 square foot outparcel building (available immediately)

**Asking Rent** TBD

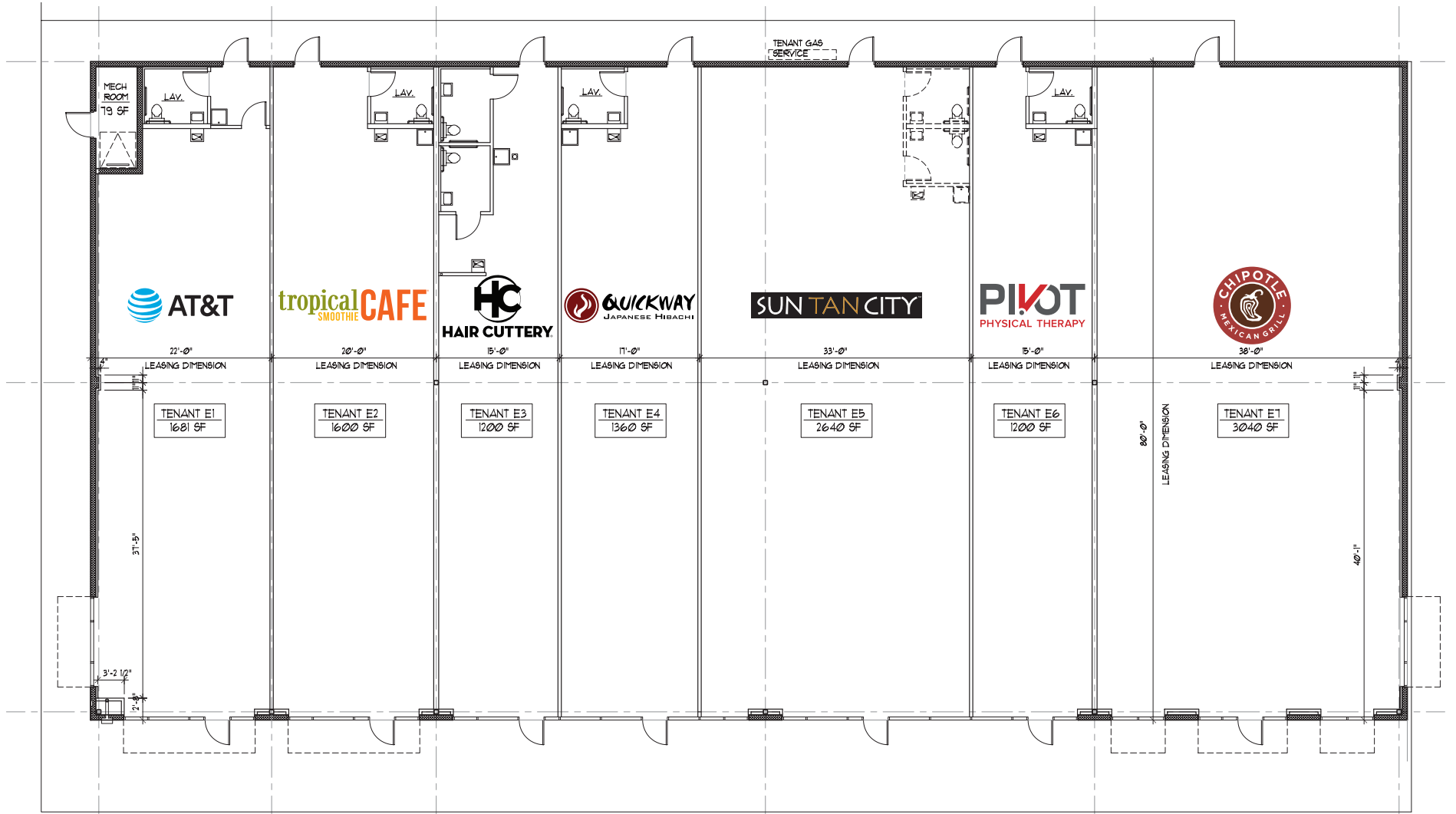
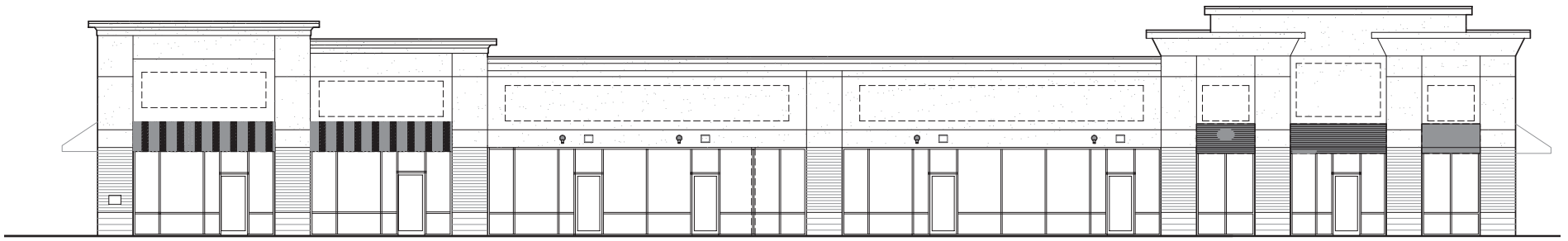
**Net Charges** \$1.05 psf CAM; \$0.29 psf INS; \$1.23 psf TAX; \$2.22 psf Water & Sewer; \$1.20 psf Trash

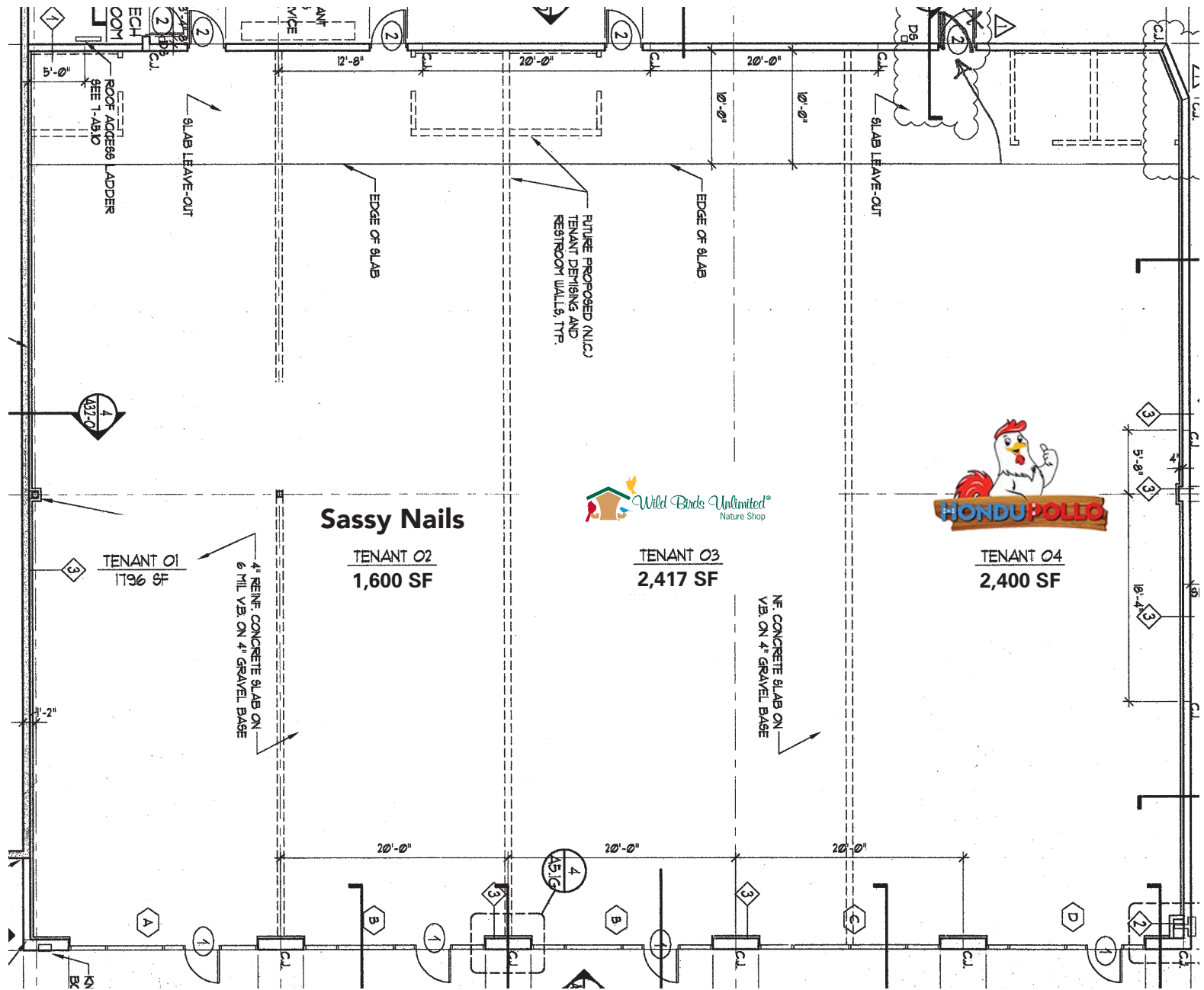
**Tenants**



2025 Demographics	3 miles	5 miles	10 miles
POPULATION	20,183	31,079	51,138
HOUSEHOLDS	6,877	10,790	17,666
AVG. HH INCOME	\$112,913	\$114,924	\$119,273
DAYTIME POPULATION	24,610	32,757	41,117
TRAFFIC COUNT	11,000 AADT (Brandy Road)	22,000 AADT (US-15)	









Walgreens

Brandy Rd



Braggs Corner Rd

Montanus Dr

Creativity Dr

Schewels

PIVOT

HAIR CUTTERY

AT&T

SUN TAN CITY

QUICKWAY

tropical CAFE

TRUIST

Gas Station  
MARTIN'S

Proposed Pad  
up to 3,000 SF

9  
Glory Days

Sassy Nails

HONDU POLLO

8 7 6

5  
Michael's

4  
PET SMART

3  
target

2  
DICK'S

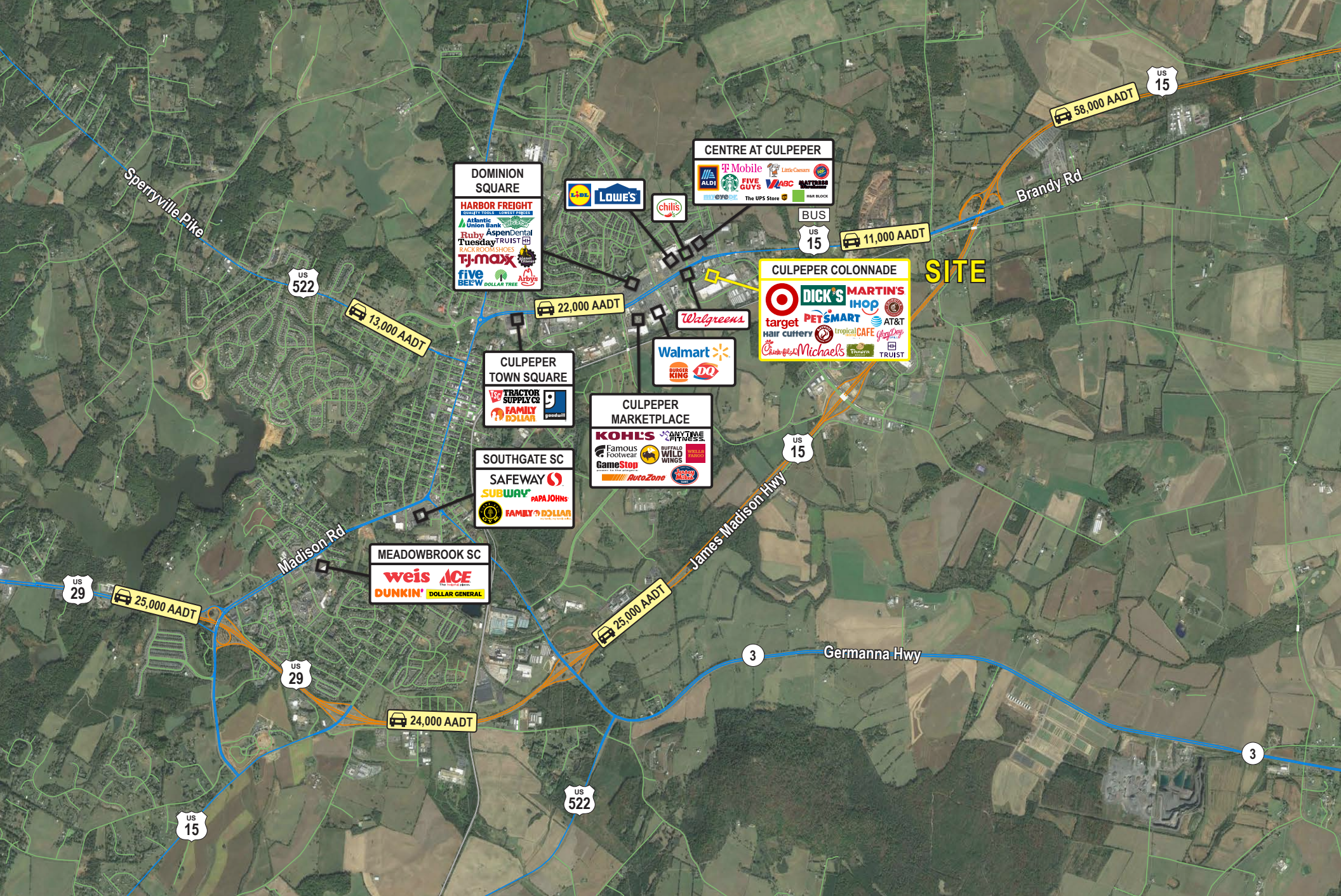
1  
MARTIN'S

Montanus Dr

Approximate Property Boundary

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	-
	<b>Pad Site</b>	<b>Up to 3,000</b>







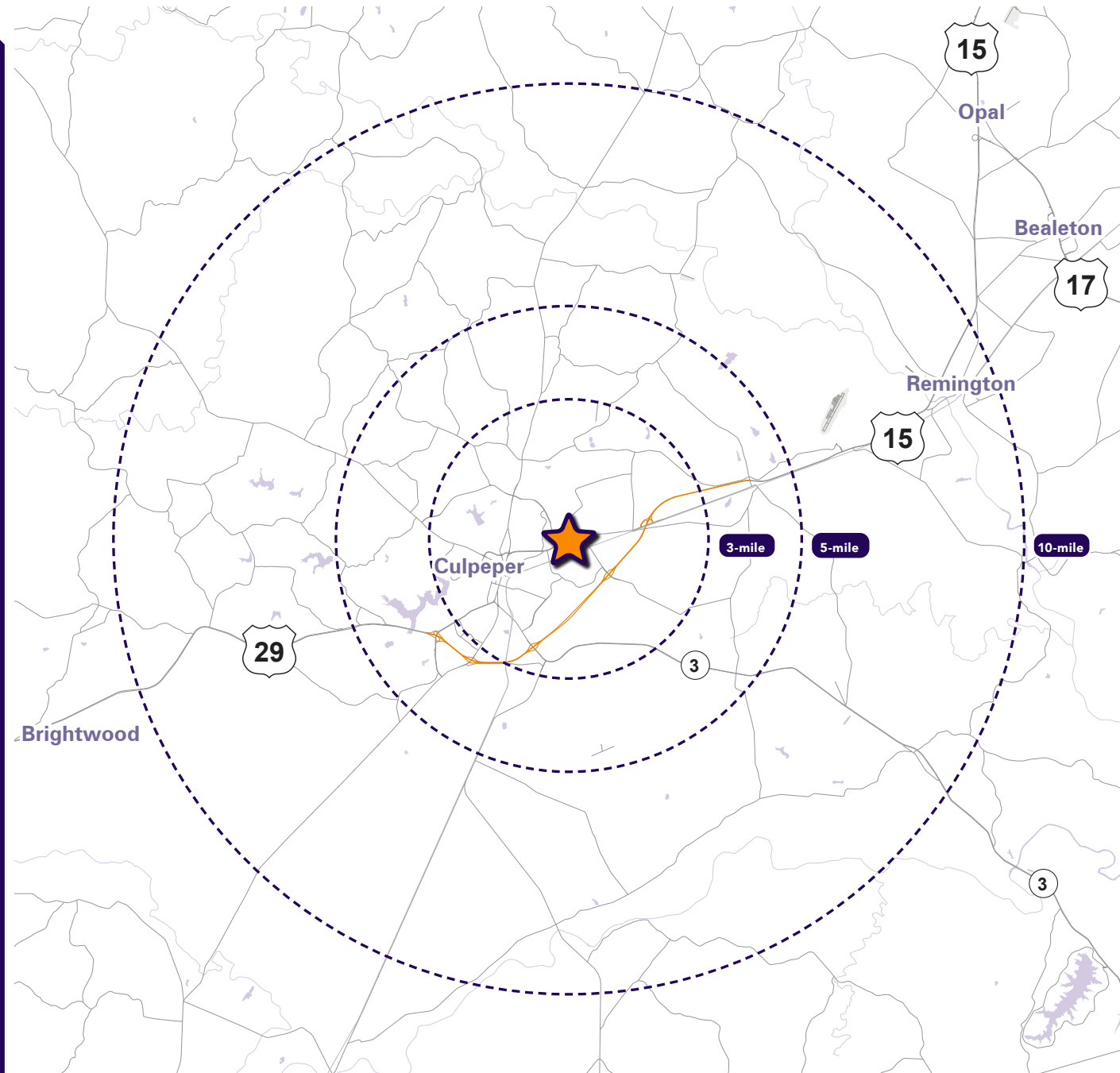
# Interested? Contact:

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