

**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. This asset is anchored by Martin's and Target, as well as other national credit retailers including PetSmart, DICK'S Sporting Goods, and Michaels.

## Quick Facts

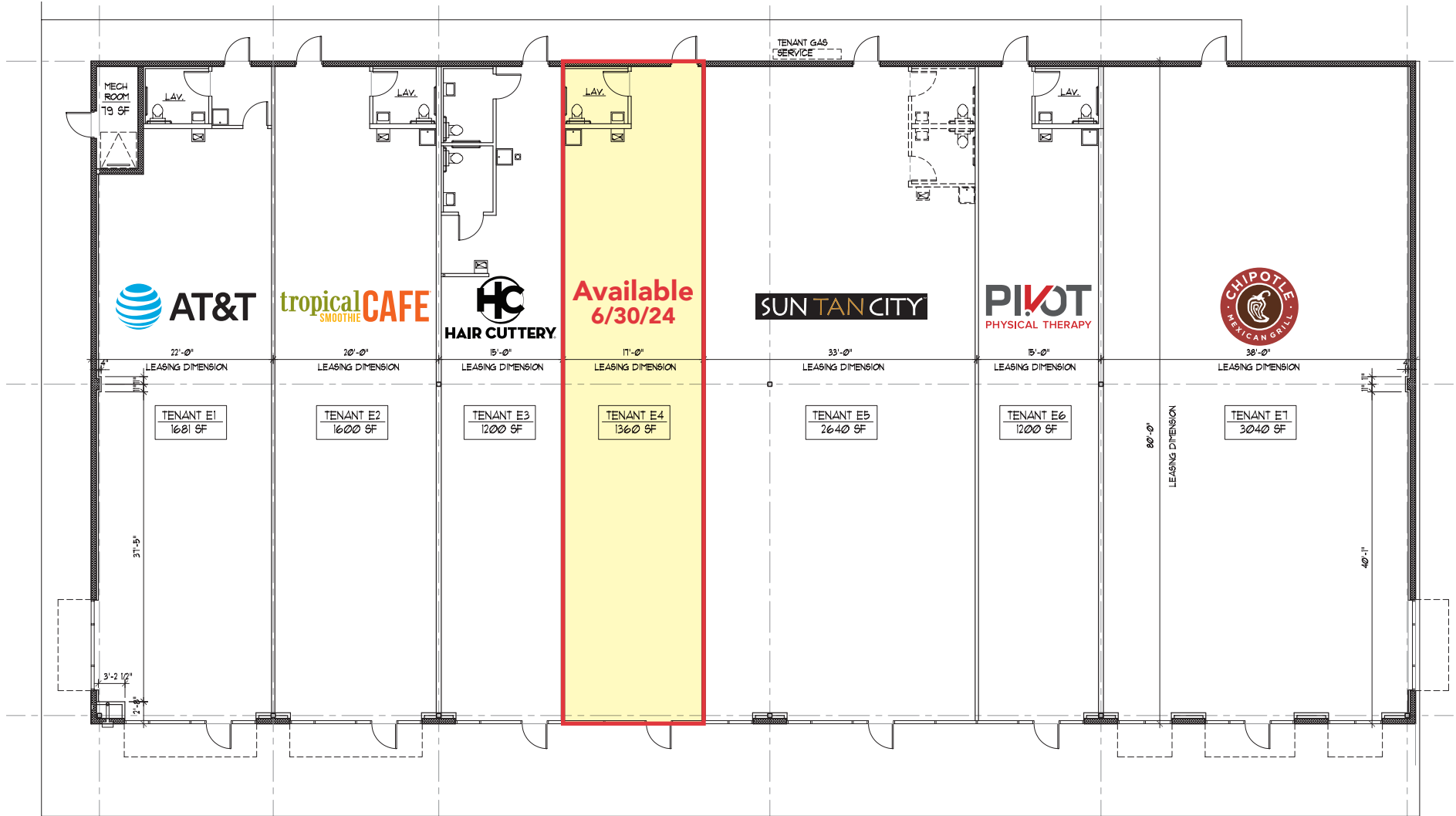
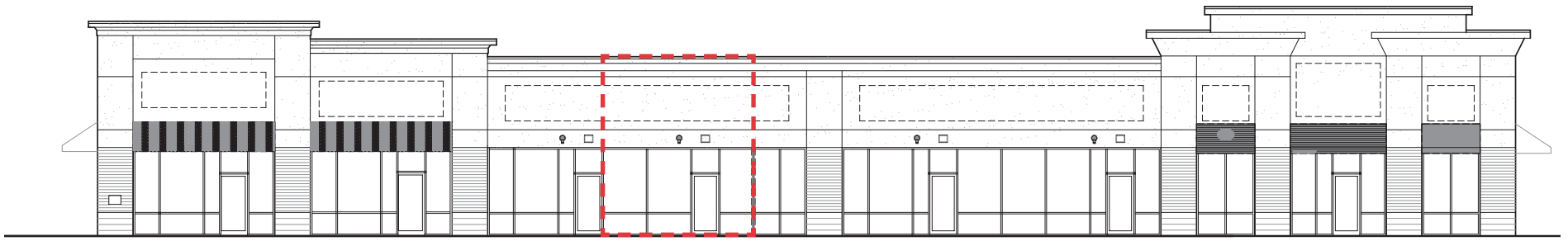
- Availability** Immediate
- Size** 1,360 square feet  
Pad Site for ±3,000 SF outparcel building
- Asking Rent** \$32.00 per square foot
- Net Charges** \$1.05 psf CAM; \$0.29 psf INS; \$1.23 psf TAX;  
\$2.22 psf Water & Sewer; \$1.20 psf Trash
- Tenants**



2023 Demographics	3 miles	5 miles	10 miles
POPULATION	19,359	29,847	49,868
HOUSEHOLDS	6,581	10,348	17,213
AVG. HH INCOME	\$104,177	\$106,481	\$111,095
DAYTIME POPULATION	22,000	28,878	41,609
TRAFFIC COUNT	11,000 AADT (Brandy Road)	22,000 AADT (US-15)	











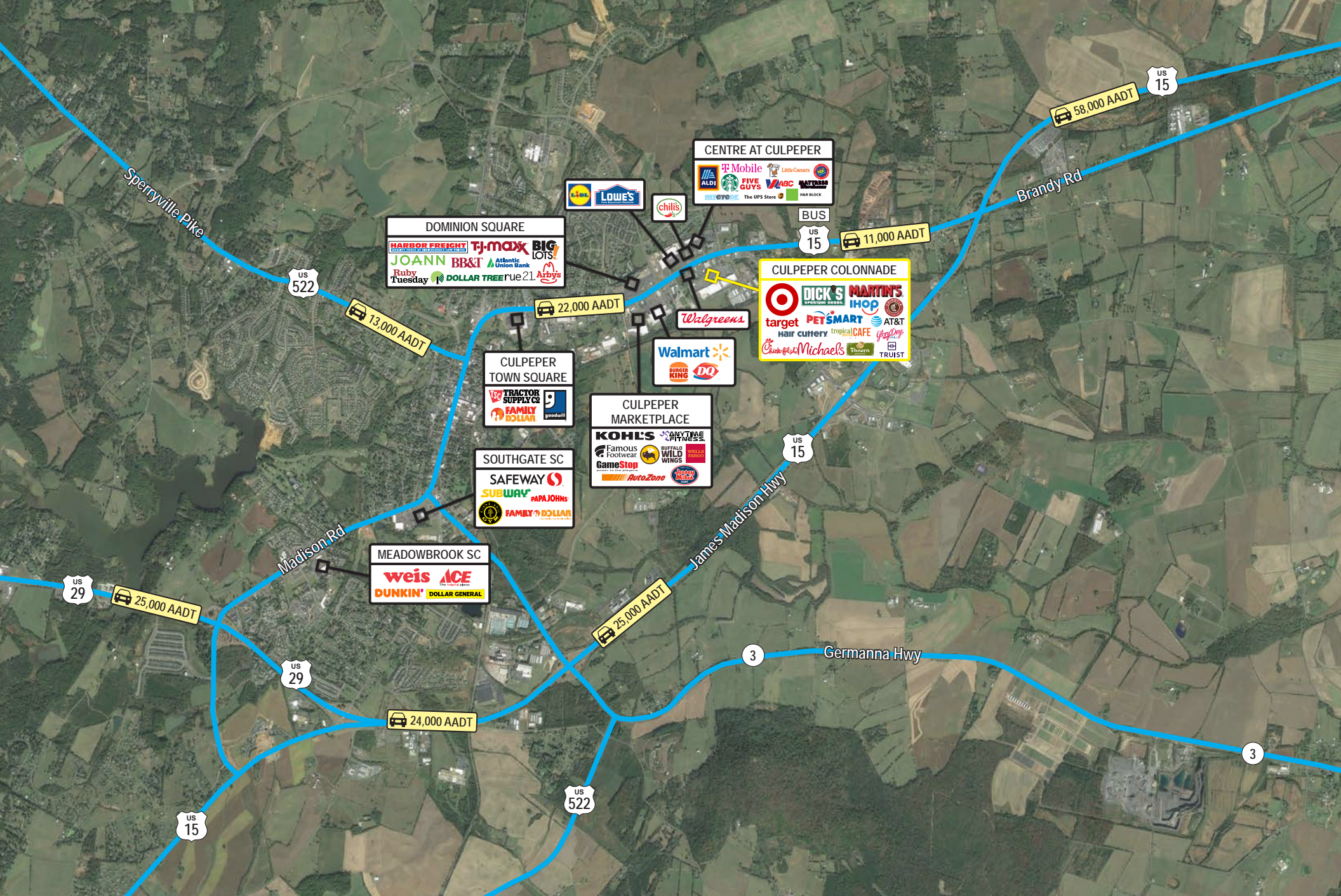
Unit	Tenant	SF
1	Martin's Supermarket	69,594
2	DICK'S Sporting Goods	35,739
3	Target	-
4	PetSmart	20,185
5	Michael's	16,310
6	GNC	1,600
7	Wild Birds Unlimited	2,417
8	China Inn	2,400
9	Glory Days Grill	6,292
10	Wellspring Health	-
11	Panera Bread	4,000
12	Chick-fil-A	4,221
13	IHOP	4,972
14	AT&T	1,681
15	Tropical Smoothie	1,600
16	Hair Cuttery	1,200
17	Available 6/30/24	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
	<b>Total SF</b>	<b>183,451</b>















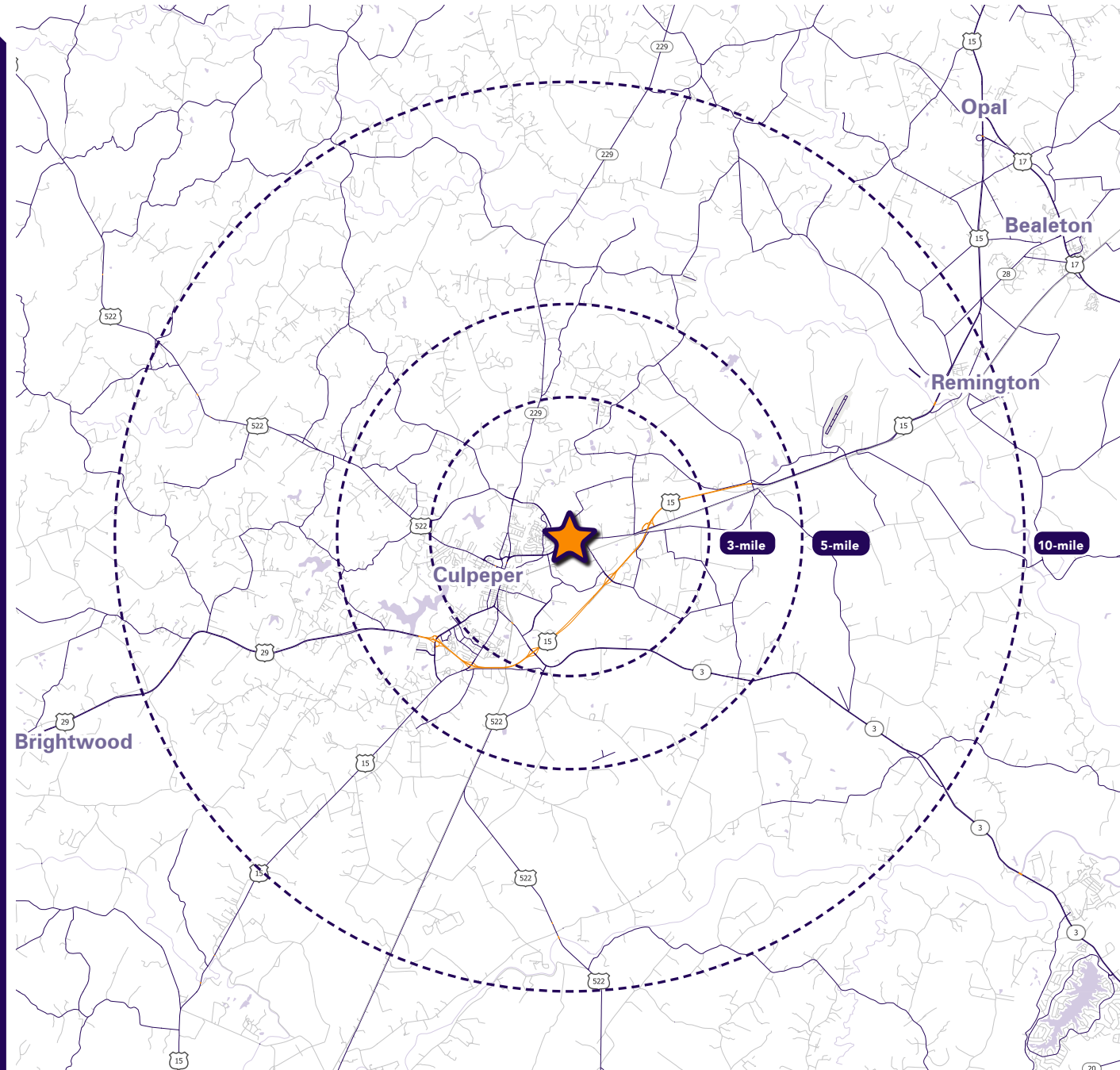
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