

FOR LEASE Available Immediately



Culpeper Colonnade

15359 Montanus Drive, Culpeper, VA 22701

Overview

Culpeper Colonnade is a 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 ±3,000 square feet (pad site)
Tenants



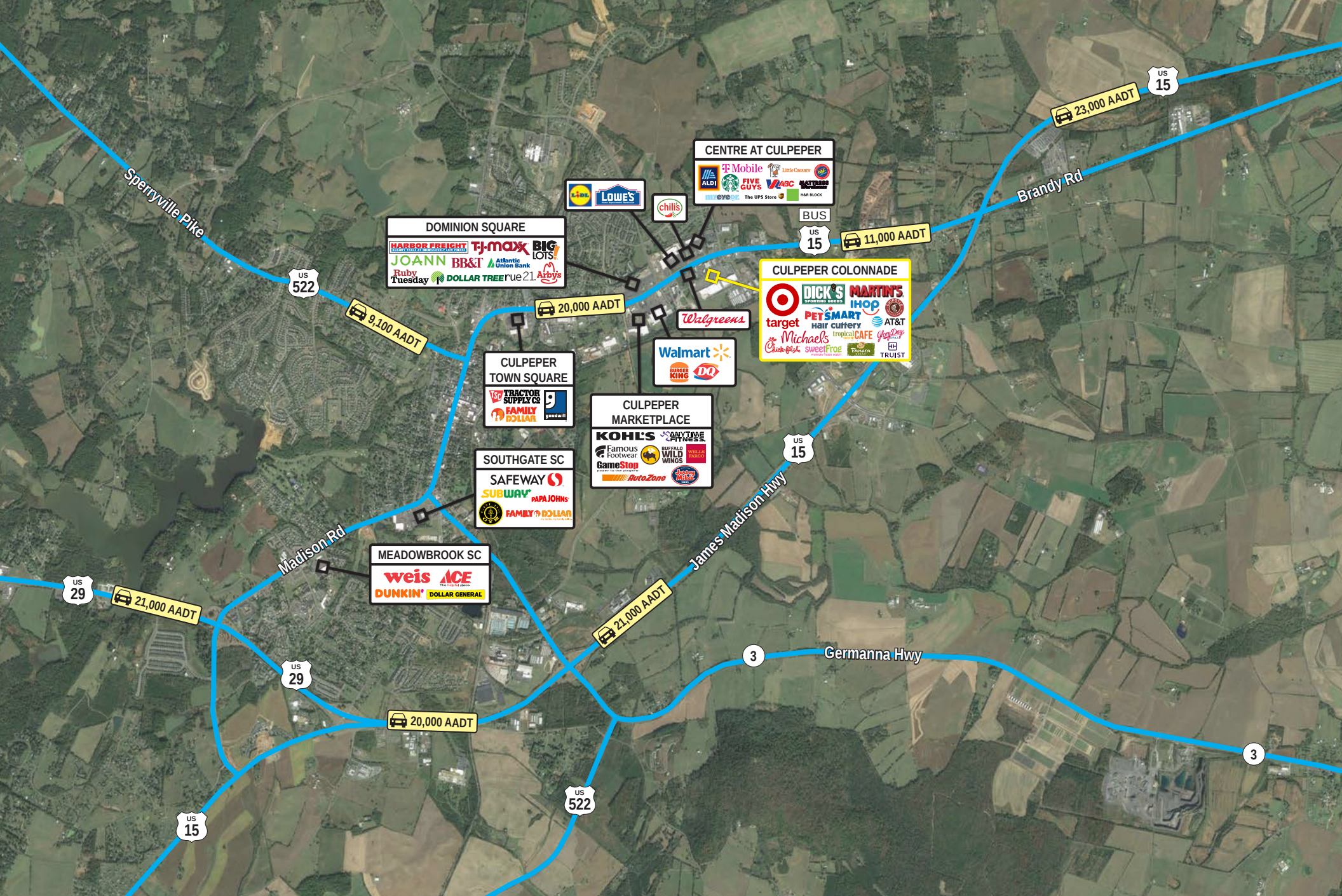
2021 Demographics	3 miles	5 miles	10 miles
 POPULATION	16,891	28,959	48,079
 HOUSEHOLDS	6,020	10,423	16,944
 AVG. HH INCOME	\$86,052	\$87,771	\$92,861
 DAYTIME POPULATION	7,581	10,833	13,025
 TRAFFIC COUNT	11,000 AADT (Brandy Road)	21,000 AADT (US-15)	



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	Sweet Frog	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
	Total SF	183,451







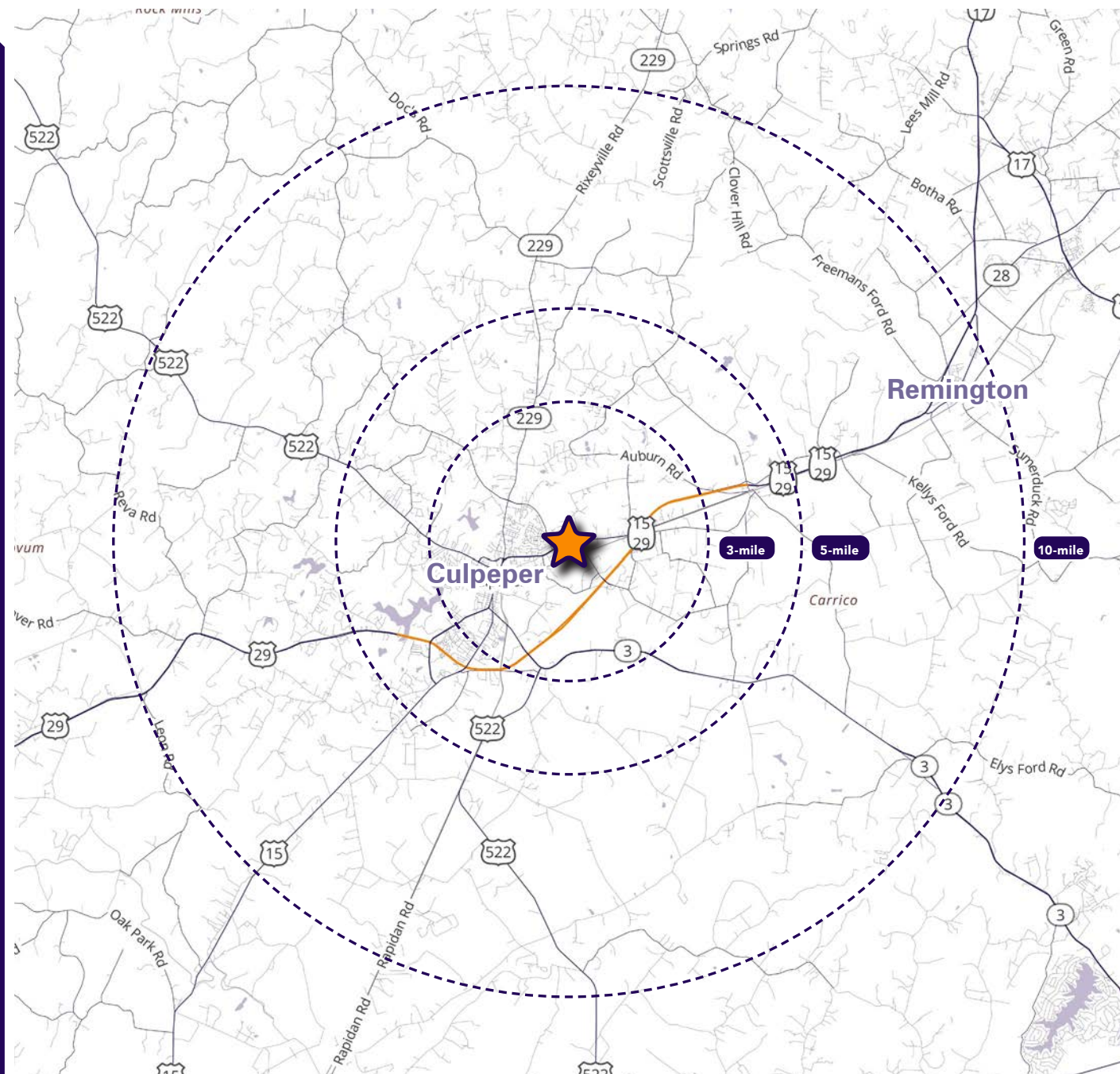
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