



PROPERTY HIGHLIGHTS

- Aldi anchored shopping center positioned in the primary retail corridor of Culpeper, VA
- Exceptional visibility and access from both Montanus Drive and Brandy Road
- Located within a growing housing and office market, offering an affordable alternative to Northern Virginia suburbs closer to Washington, D.C.
- Surrounded by a strong mix of national retailers, including Target, PetSmart, Dick's Sporting Goods, Lowe's, Lidl, and Walmart

DEMOGRAPHICS 3 MILES 5 MILES 7 MILES

Total Households	6,689	10,085	12,809
Total Population	19,651	29,127	36,793
Average HH Income	\$109,795	\$110,593	\$114,106



CENTRE AT CULPEPER

15131-13193 Montanus Dr Culpeper, VA 22701



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SITE PLAN & AVAILABILITY

1 Aldi's	21,364 SF	9 Nifty Nails	1,659 SF	17 Mattress Warehouse	3,800 SF
2 Lendmark Financial Services	2,490 SF	10 Floor Advisor	2,705 SF	18 Starbucks	1,879 SF
3 Shea Homes	2,013 SF	11 Tobacco Road	1,550 SF	19 Neibauer Dental Care	2,889 SF
4 T-Mobile	2,800 SF	12 ABC Liquors	4,987 SF	20 My Eye Doctor	1,267 SF
5 Rent A Center	5,000 SF	13 Steak N Cheese Please	1,500 SF	21 The UPS Store	1,267 SF
6 China Garden	3,800 SF	14 Little Caesar's	2,000 SF	22 Five Guys	2,391 SF
7 Agoge Brazilian Jiu-Jitsu	2,146 SF	15 H&R Block	2,000 SF	N.I.C. Chili's	1 SF
8 Ted's Barber Shop	1,362 SF	16 AVAILABLE	2,000 SF		