

# MEADOWBROOK SHOPPING CENTER

505 Meadowbrook Shopping Center

Culpeper, VA 22701

38.458440, -78.010980

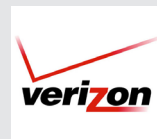
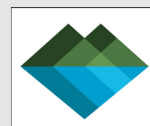
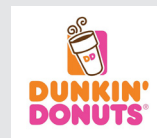


SIZE: 58,648 SF

## PROPERTY FEATURES

- 17,000 SF spaces available for lease
- City of Culpeper is less than 75 miles from downtown Washington DC and less than an hour from Northern Virginia
- Situated in one of the top growth areas\*  
\*Town of Culpeper Comprehensive Master Plan Report
- Culpeper home to many high tech firms
- Close proximity to Novant Health, UVA & Culpepper Medical Center
- Traffic Count: Madison Road (18,000 VPD)

## CO-TENANTS



DEMOGRAPHICS – 2024	3 MILE	5 MILES	10 MILES
ESTIMATED POPULATION	25,727	33,794	48,983
AVG. HOUSEHOLD INCOME	\$99,939	\$102,226	\$104,890
HOUSEHOLDS	8,765	11,643	16,940



Brooks Snead

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