

# Culpeper Town Square

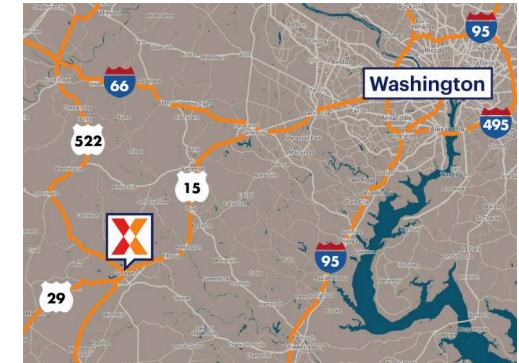
Washington-Arlington-Alexandria, DC-VA-MD-WV

38.4796, -77.9892

504 Culpeper Town Square | Culpeper, VA 22701



**Center Size:** 132,907 SF



Demographics	1 Mile	3 Mile	5 Mile
	8,714	24,279	30,766
	3,035	8,364	10,649
	\$101,609	\$103,599	\$108,125

Neighborhood center anchored by Ollie's Bargain Outlet, Aaron's & Tractor Supply Company

Serves the upper Piedmont region of Virginia with a trade area reach extending 20 miles (Placer.ai 2024)

Located on dense retail corridor on James Madison Hwy with visibility from 20K+ vehicles daily (Kalibrate 2020)

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## Available Space

3	2,530 SF
25	25,225 SF

## Current Retailers

1	Pete's Pizza	1,760 SF
1A	Unlimited Skytalk	1,300 SF
2	Sud's City Laundromat	3,160 SF
4	Plaza Tapatia Restaurant	2,340 SF
5	Goodwill	10,457 SF
5A	Aaron's	6,914 SF
5A/1	Family Dollar	8,342 SF
5B	Rexel	8,379 SF
06A	Code Name CrossFit	3,893 SF
24	Ollie's	33,000 SF
26	Tractor Supply Company	25,607 SF