



Overview

- Aldi anchored shopping center located in the primary retail node of Culpeper, VA
- Strong collection of national retailers in the surrounding area including: Target, PetSmart, Dick's Sporting Goods, Lowe's Home Improvement, Lidl, Walmart, BigLots, Joann's, & more!
- Culpeper is a growing housing and office market, offering an affordable alternative to the higher priced Northern Virginia suburbs closer to Washington DC
- Excellent visibility and accessibility on both Mountanus Drive and Brandy Road

Demos

3 Miles 5 Miles 7 Miles

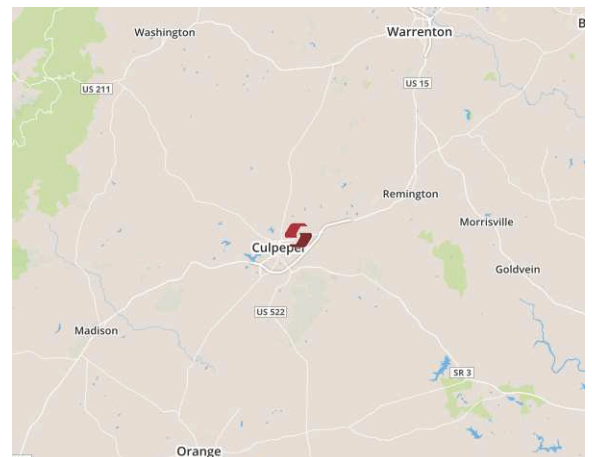
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|----------------------|----------|----------|----------|
| Population | 16,620 | 25,657 | 32,870 |
| Households | 5,932 | 9,251 | 11,811 |
| Avg Household Income | \$79,948 | \$79,800 | \$82,513 |

Leasing Contact

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Traffic Counts (AADT)

Brandy Road 11,000





| | | | | | | | | |
|---|-----------------------------|--------|----|-----------------|-------|----|----------------------|-------|
| 1 | Aldi's | 21,364 | 8 | Ted Barber Shop | 1,362 | 16 | Haymarket Cleaners | 2,000 |
| 2 | Lendmark Financial Services | 2,490 | 9 | Nifty Nails | 1,659 | 17 | Mattress Warehouse | 3,800 |
| 3 | Long & Foster Realty | 2,013 | 10 | ABC Liquors | 2,705 | 18 | Starbucks | 1,879 |
| 4 | T-Mobile | 2,800 | 11 | Tobacco Road | 1,550 | 19 | Neibauer Dental Care | 2,889 |
| 5 | Rent A Center | 5,000 | 12 | Available | 4,987 | 20 | My Eye Doctor | 1,267 |
| 6 | China Garden | 3,800 | 13 | Sprint | 1,500 | 21 | The UPS Store | 1,267 |
| 7 | Available | 2,146 | 14 | Little Caesar's | 2,000 | 22 | Five Guys | 2,391 |
| | | | 15 | H&R Block | 2,000 | | | |