

Located in the quickly growing area of Culpeper, VA, the Centre at Culpeper has an easily accessible location and the households in its trade area earn in excess of \$71,000 per year. Tenants include: Aldi, Five Guys, Starbucks, H&R Block, Mattress Warehouse, Neibauer Dental, Dominique's Catering, Tobacco Road, ABC Liquor, and the UPS Store.

LOCATION

- ◆ Northeast quadrant of Business Route 15 (James Madison Highway) and Ira Hoffman Lane, in Culpeper County.

ACCESS

- ◆ Two access points along James Madison Highway/ Route 15/ 29 with the major access into the site being fully signalized at Montanus Parkway/Route 1023.

TRAFFIC COUNTS

- ◆ Route 15/29 28,000

Source: Virginia Department of Transportation, 2009

DEMOGRAPHICS

	2010 EST. POPULATION	2010 EST. AVG. HOUSEHOLD INCOME	HH ABOVE \$100K
TRADE AREA	152,787	\$70,995	11,808

DEVELOPER

- ◆ Petrie Ross Ventures, LLC

LEASING

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