

# MEADOWBROOK SHOPPING CENTER

CULPEPER, VA

1,334 - 3,000 SF AVAILABLE

RAPPAPORT









# MEADOWBROOK SHOPPING CENTER

CULPEPER, VA

- | Neighborhood shopping center with excellent national co-tenancy and great visibility and access from Route 29.
- | In close proximity to Novant Hospital with 67 beds and over 1,000 employees.
- | Benefits from the traffic of the surrounding residential and school district. Three schools within one mile with approximately 2,000 students total.
- | Major service industries include: IT colocation and managed hosting, international financial telecommunications, computer software design, uniform rentals, health care, education, and government. International firms have a significant presence in the community.

## DEMOGRAPHICS 2018

	1 MILE	3 MILES	5 MILES
 <b>POPULATION</b>	7,673	21,977	28,256
 <b>DAYTIME POPULATION</b>	3,775	13,705	15,437
 <b>HOUSEHOLD INCOME</b>	\$81,068	\$77,973	\$79,613
 <b>TRAFFIC COUNTS</b>	16,000 on Madison Road		

## CO-TENANTS





# MEADOWBROOK SHOPPING CENTER CULPEPER, VA



MADISON ROAD 16,000 VPD

CULPEPER HOSPITAL

**NOVANT HEALTH** **UVA HEALTH SYSTEM**

SOUTHGATE SHOPPING CENTER

**SAFEMWAY** **WELLS FARGO**

**PAPA JOHN'S** **GOLDS GYM**

**SUBWAY** **FAMILY DOLLAR**

**CVS pharmacy**

**KFC**

**NAPA AUTO PARTS**

**REGAL CINEMAS**

CULPEPER TOWN SQUARE

**FAMILY DOLLAR** **yardell**

**Aaron's** **FOOD LION**

**TSC TRACTOR SUPPLY CO**

DOMINION SQUARE SHOPPING CENTER

**MATTRESS FIRM** **rue21**

**Ruby Tuesday** **hair cuttery**

**BIG LOTS!** **TJ-maxx**

**DOLLAR TREE**

CENTRE AT CULPEPER

**Starbucks** **ALDI** **pepper's** **FIVE GUYS**

**T-Mobile**

CULPEPER COLONNADE

**DICK'S SPORTING GOODS** **PETSMART** **GNC LIVE WELL**

**MARTIN'S** **TARGET** **STAPLES**

**AutoZone** **Chick-fil-A** **Empire** **Panera**

CULPEPER MARKETPLACE

**BUFFALO WILD WINGS** **GameStop**

**SALLY BEAUTY** **Jersey Mike's SUBS**

**maunices** **WELLS FARGO**

**WAL-MART**

E FAIRFAX STREET

FREDERICKSBURG ROAD

JAMES MADISON HIGHWAY





# SITE MAP

## MEADOWBROOK SHOPPING CENTER | CULPEPER, VA

1,334 - 3,000 SF AVAILABLE

Space	Sq. Ft	Tenant Name
100	1,650	Mama's Pizza
110	1,334	Available
220	1,378	A&B Nails
230	3,700	El Jaripeo Mexican Restaurant
240	900	Liberty Tax
260	2,120	Dunkin Donuts
501	8,450	Dollar General
501A	3,000	Salvation Army
501B	3,000	Available
503	33,000	Weis



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