

# Culpeper Town Square

Culpeper County Washington-Arlington-Alexandria, DC-VA-MD-WV 132,907 Sq Ft

504 Culpeper Town Square | Culpeper, VA 22701

38.4796, -77.9894



| Demographics | 1 Mile    | 3 Miles   | 5 Miles   |
|--------------|-----------|-----------|-----------|
| Population   | 9,021     | 24,883    | 31,417    |
| Daytime Pop. | 14,978    | 28,505    | 32,445    |
| Households   | 3,146     | 8,578     | 10,881    |
| Income       | \$109,506 | \$110,864 | \$115,698 |

Source: Synergos Technologies, Inc. 2024

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, with double-digit traffic growth in 2024 & 2025 (Placer.ai 2025)

Located in dense retail corridor on James Madison Hwy with visibility from 22K+ vehicles daily (Kalibrate 2021)

Surrounded by a strong daytime population base of 28.5K within 3-miles



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## Available Spaces

25 25,225 Sq Ft 360° OPO 1 0 Sq Ft

## Current Tenants

Space size listed in square feet

|      |                          |        |
|------|--------------------------|--------|
| 1    | Pete's Pizza             | 1,760  |
| 1A   | Unlimited Skytalk        | 1,300  |
| 2    | Sud's City Laundromat    | 3,160  |
| 3    | Oasis Latino Market      | 2,530  |
| 4    | Plaza Tapatia Restaurant | 2,340  |
| 5    | Goodwill                 | 10,457 |
| 5A   | Aaron's                  | 6,914  |
| 5A/1 | Family Dollar            | 8,342  |
| 5B   | Rexel                    | 8,379  |
| 06A  | Code Name CrossFit       | 3,893  |
| 24   | Ollie's Bargain Outlet   | 33,000 |
| 26   | Tractor Supply Co.       | 25,607 |

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

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