

MEADOWBROOK SHOPPING CENTER

505 Meadowbrook Shopping Center

Culpeper, VA 22701

38.458440, -78.010980



SIZE: 58,648 SF

PROPERTY FEATURES

- 3,100 and 17,000 SF spaces available for lease
- City of Culpeper is less than 75 miles from downtown Washington DC and less than an hour from Northern Virginia
- Situated in one of the top growth areas*
*Town of Culpeper Comprehensive Master Plan Report
- Culpeper home to many high tech firms
- Close proximity to Novant Health, UVA & Culpepper Medical Center
- Traffic Count: Madison Road (18,000 VPD)

CO-TENANTS



DEMOGRAPHICS – 2022	3 MILE	5 MILES	10 MILES
ESTIMATED POPULATION	24,530	32,644	47,744
AVG. HOUSEHOLD INCOME	\$91,913	\$94,651	\$96,018
HOUSEHOLDS	8,275	11,583	16,786
POPULATION 2022-2027	2.00% ↑	2.00% ↑	1.09% ↑



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 Innovative Retail Property Solutions

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