

# CULPEPER TOWN SQUARE

CULPEPER, VA

2,530 SF AVAILABLE

RAPPAPORT  
CULTIVATING PLACES









CULPEPER TOWN SQUARE  
CULPEPER, VA

- | Strategically situated in a retail-dense area, near James Madison Highway/State Route 29 and close to the center of Culpeper
- | Located in the upper Piedmont Region of Virginia, serving customers within a radius of over 30 miles
- | Nationally recognized co-tenants include Tractor Supply Company, Family Dollar, and Aaron's
- | ~1.8 Acres of Land available for ground lease

DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	9,093	25,570	32,767
 DAYTIME POPULATION	8,617	23,929	30,187
 HOUSEHOLD INCOME	\$90,400	\$89,784	\$93,203
 TRAFFIC COUNTS	21,172 on James Madison Hwy		

CO-TENANTS





# CULPEPER TOWN SQUARE

CULPEPER, VA

NORTH MAIN STREET 7,800 VPD

229

522

SOUTH MAIN STREET 18,726 VPD

JAMES MADISON HWY 21,172 VPD

## DOMINION SQUARE

Ruby Tuesday

five BEP W



TJ-maxx

BIG LOTS

JOANN

LOWE'S



~1.8 ACRES  
FOR GROUND LEASE

## CULPEPER TOWN SQUARE

TRACTOR SUPPLY CO

FAMILY DOLLAR

OLLIE'S  
GOOD STUFF CHEAP



KOHL'S

WELLS FARGO



Walmart  
Save money. Live better.

## CULPEPER COLONNADE



MARTIN'S

Glory Days  
GIRLS

Chick-fil-A

DICK'S  
SPORTING GOODS

PETSMART



## CULPEPER STATION





## SITE PLAN

CULPEPER TOWN SQUARE | CULPEPER, VA

2,530 SF AVAILABLE





## TENANT LIST

CULPEPER TOWN SQUARE | CULPEPER, VA

#	SQ. FT	MERCHANT	#	SQ. FT	MERCHANT	#	SQ. FT	MERCHANT
1	1,760	Pete's Pizza	6	6,914	Goodwill	11	33,000	Ollie's Bargain Outlet
2	1,300	Unlimited Skytalk	7	6,914	Aaron's	12	25,225	At Lease
3	3,160	Sud's City Laundromat	8	8,342	Family Dollar	13	25,607	Tractor Supply Co.
4	2,530	Available	9	6,399	Code Name CrossFit			
5	2,340	Plaza Tapatia Restaurant	10	8,379	Rexel			



**CULPEPER TOWN SQUARE | CULPEPER TOWN SQUARE, CULPEPER, VA**

**Susan Bourgeois | [sbourgeois@rappaportco.com](mailto:sbourgeois@rappaportco.com) | 571.382.1288**

**Pat O'Meara | [pomeara@rappaportco.com](mailto:pomeara@rappaportco.com) | 571.382.1218**

**[rappaportco.com](http://rappaportco.com)**