

MEADOWBROOK SHOPPING CENTER

CULPEPER, VA

1,334 - 3,000 SF AVAILABLE

RAPPAPORT



MEADOWBROOK SHOPPING CENTER

CULPEPER, VA

Space available in a high traffic neighborhood shopping center with national co-tenancy. 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. The site is also surrounded by major service industries including IT, health care, education and government.

DEMOGRAPHICS 2024

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

CO-TENANTS



MEADOWBROOK SHOPPING CENTER
CULPEPER, VA



SITE PLAN

MEADOWBROOK SHOPPING CENTER | CULPEPER, VA

1,334 - 3,000 SF AVAILABLE



**MEADOWBROOK SHOPPING
CENTER**
CULPEPER, VA



RAPPAPORT

MEADOWBROOK SHOPPING CENTER | MEADOWBROOK SHOPPING CENTER, CULPEPER, VA

Chris Pamboukian | cpamboukian@rappaportco.com | 571.382.1217

rappaportco.com