

# MEADOWBROOK SHOPPING CENTER

CULPEPER, VA

1,334 - 3,000 SF AVAILABLE

RAPPAPORT









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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





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## SITE PLAN

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**MEADOWBROOK SHOPPING CENTER | MEADOWBROOK SHOPPING CENTER, CULPEPER, VA**

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