

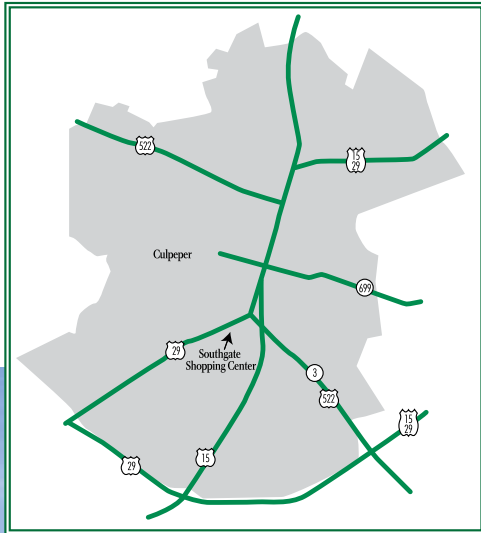
Southgate Shopping Center

Culpeper, VA 22701

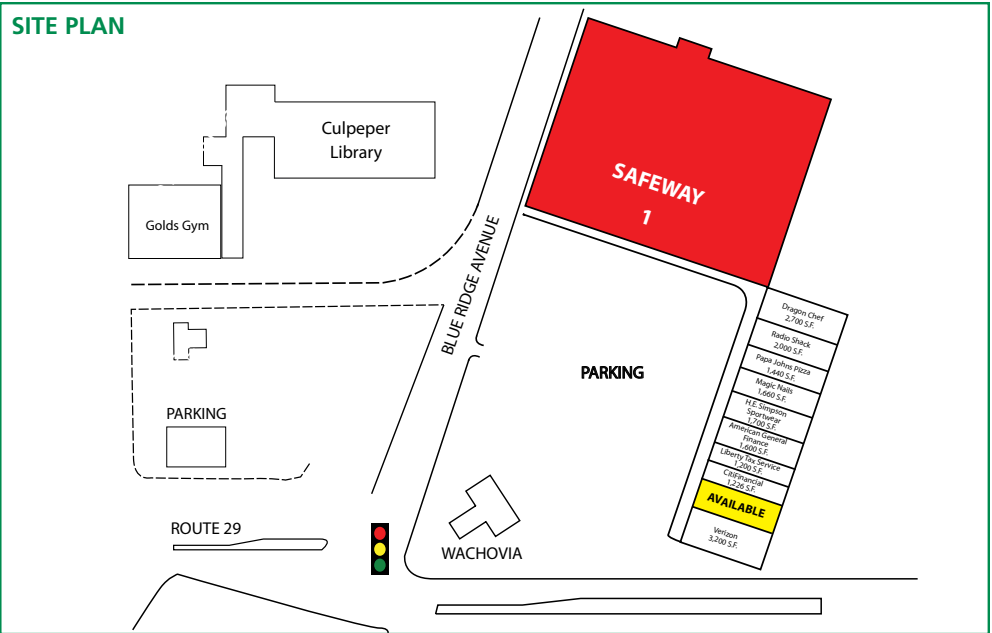
- Located at the signalized intersection of Business Route 29 (Madison Ave.) and Blue Ridge Avenue
- 67,750 square foot neighborhood shopping center
- Primary trade area includes nearly 25,624 people within five mile radius with 10,060 households
- Average household income is \$66,996
- City of Culpeper population grew by over 36% between 2000-2008

For leasing information:

www.ggcommercial.com
or call Mark Larken 410-559-2512



SITE PLAN



EXISTING TENANTS

Safeway
Radio Shack
Magic Nails
H.E. Simpson's Sportswear
American General Finance
Liberty Tax Service

SQUARE FEET

45,035
2,000
1,600
1,700
1,660
1,200

EXISTING TENANTS

CitiFinancial
Available
Verizon
Wachovia Bank
Papa John's
Dragon Chef

SQUARE FEET

1,226
2,986
3,200
3,200
1,440
2,700

