



# Old Centreville Crossing

13810-13860 BRADDOCK ROAD  
CENTREVILLE, VA 20121

## OVERVIEW

Old Centreville Crossing is located in the most heavily-trafficked intersection in the Centreville submarket. With more than 53,000 passing vehicles daily along the Route 28 and Route 29 intersection, Old Centreville Crossing is an ideal retail location.

### SPACE AVAILABLE

1,424 – 22,000 sq. ft

### CENTER TYPE

Community

### GROSS LEASABLE AREA

171,631 sq. ft.

### COUNTY

Fairfax

### TRAFFIC COUNTS

Lee Hwy – 33,000 VPD

## CURRENT RETAILERS



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### CONTACT US

301.657.7330  
leasing@willardretail.com  
willardretail.com

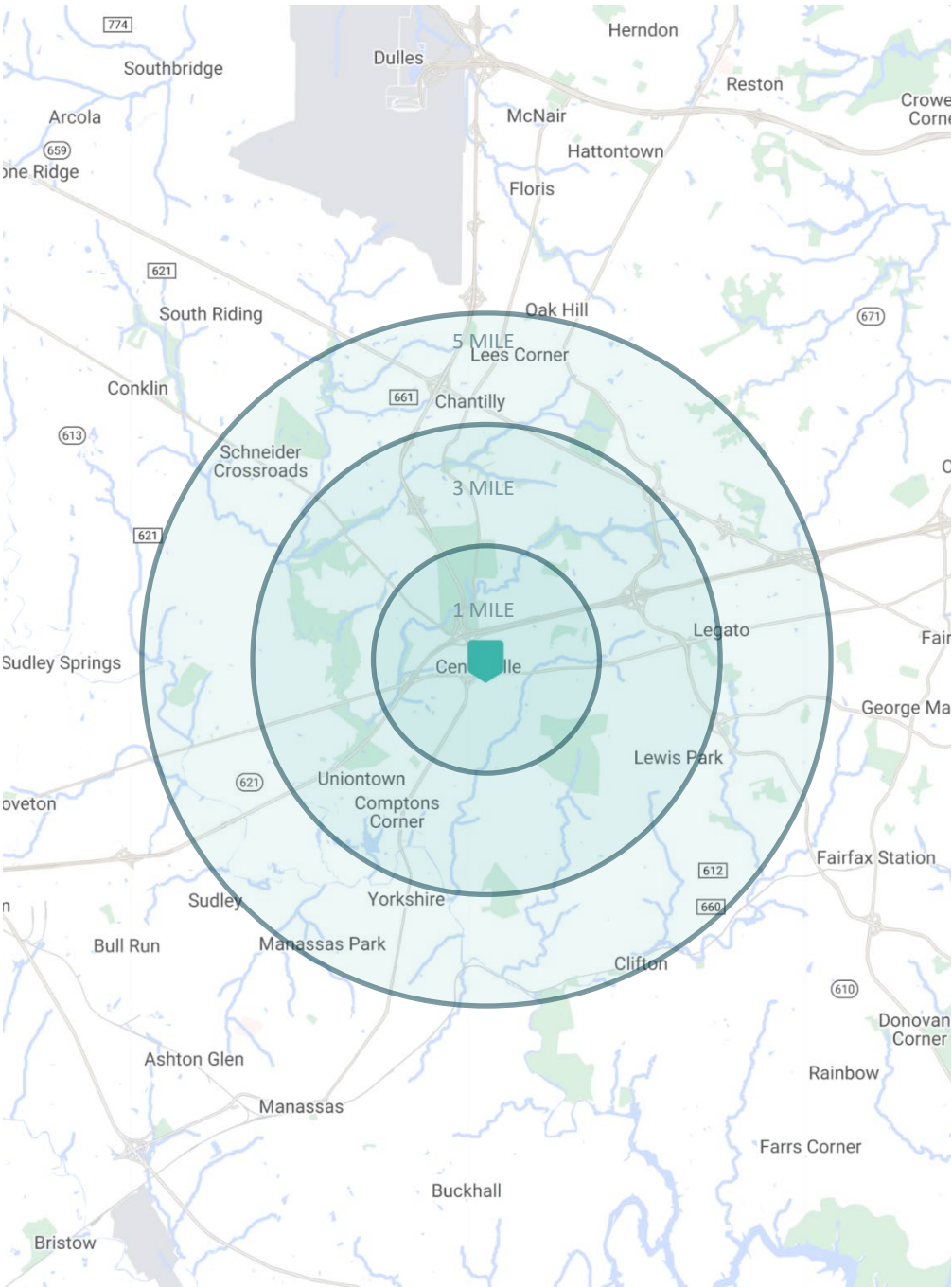




### DEMOGRAPHICS

1, 3, 5-MILE RADIUS

|  RADIUS |  AVG HH INCOME |  MEDIAN AGE |  HOUSEHOLDS |  POPULATION |
|-------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|
| 1 Mile                                                                                    | \$123,972                                                                                         | 35.0                                                                                           | 9,331                                                                                          | 24,634                                                                                         |
| 3 Mile                                                                                    | \$164,009                                                                                         | 37.4                                                                                           | 34,883                                                                                         | 101,724                                                                                        |
| 5 Mile                                                                                    | \$155,886                                                                                         | 36.8                                                                                           | 73,405                                                                                         | 210,336                                                                                        |



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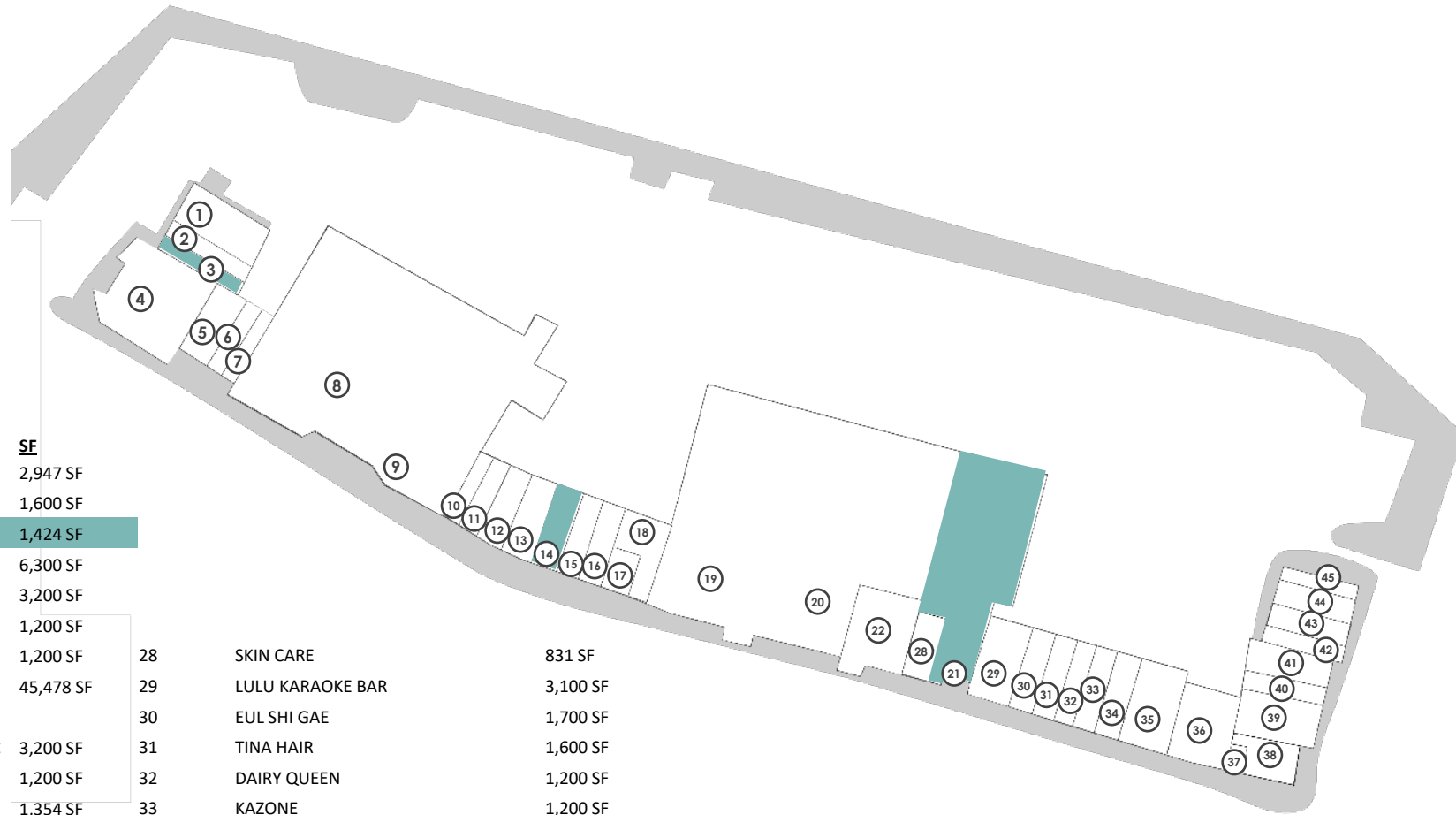
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## SITE PLAN



| SUITE | TENANT                            | SF        |
|-------|-----------------------------------|-----------|
| 1     | TOMO SUSHI                        | 2,947 SF  |
| 2     | I-BATTLE SPORTS                   | 1,600 SF  |
| 3     | AVAILABLE                         | 1,424 SF  |
| 4     | IHOP                              | 6,300 SF  |
| 5     | JANG-WON RESTAURANT               | 3,200 SF  |
| 6     | CHEOGAJIP CHICKEN                 | 1,200 SF  |
| 7     | IRON ICE                          | 1,200 SF  |
| 8     | H-MART                            | 45,478 SF |
| 9     | H-MART COOLER                     |           |
| 10    | CLIFTON-CENTREVILLE ANIMAL CLINIC | 3,200 SF  |
| 11    | KOREAN GIN SENG                   | 1,200 SF  |
| 12    | AMORE COSMETICS                   | 1,354 SF  |
| 13    | DANJI ASIAN BISTRO                | 1,520 SF  |
| 14    | AVAILABLE                         | 1,600 SF  |
| 15    | THE BIKE SHOP                     | 1,600 SF  |
| 16    | PAPA JOHN'S                       | 1,600 SF  |
| 17    | OCC BARBERSHOP                    | 800 SF    |
| 18    | PLAZA LAUNDRY                     | 3,700 SF  |
| 19    | SPA WORLD                         | 27,315 SF |
| 20    | WOORI AMERICAN BANK               | 3,085 SF  |
| 21    | AVAILABLE                         | 22,000 SF |
| 22    | TOUS LES JOURS                    | 3,503 SF  |

|    |                      |          |
|----|----------------------|----------|
| 28 | SKIN CARE            | 831 SF   |
| 29 | LULU KARAOKE BAR     | 3,100 SF |
| 30 | EUL SHI GAE          | 1,700 SF |
| 31 | TINA HAIR            | 1,600 SF |
| 32 | DAIRY QUEEN          | 1,200 SF |
| 33 | KAZONE               | 1,200 SF |
| 34 | GOM TANG-E           | 1,600 SF |
| 35 | GOM SHABU SHABU      | 3,980 SF |
| 36 | GLORY DAYS GRILL     | 4,000 SF |
| 37 | GONG CHA             | 680 SF   |
| 38 | LEZZET               | 1,928 SF |
| 39 | RED ROCKS CAFE       | 3,200 SF |
| 40 | POJANGMACHA          | 1,600 SF |
| 41 | EVERGREEN            | 2,000 SF |
| 42 | AMAZING NAILS        | 1,200 SF |
| 43 | VICTORY MARTIAL ARTS | 1,919 SF |

|    |                         |          |
|----|-------------------------|----------|
| 44 | DR. SHIN – CHIROPRACTOR | 1,120 SF |
| 45 | DR. CHA – DENTAL OFFICE | 2,400 SF |
| 46 | COMMON AREA             | 334 SF   |
| 47 | AVAILABLE PAD SITE      | 3,000 SF |

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**WILLARD**

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