ROLLING VALLEY Burke, VA 22015



2021 ESRI



GLA: 237,250 SF

- ➤ Center is located in affluent Fairfax County where the HH median income is \$124,831 and ranks as the 3rd wealthiest county in the U.S. as published by the Census Bureau (2019)
- ▶ 61.1% of county residents have a Bachelor's Degree or higher
- ► Over 30,000 vehicles drive by the center daily
- Lidl, one of the area's fastest growing grocers, opened in 2020

FEATURED TENANTS

Lidl, Ross Dress for Less, Staples, Petco, OneLife Fitness

2021 DEMOGRAPHICS

	Population I	Avg HH Income	I <u>Households</u>
1 mile	15,752	\$169,013	5,303
3 mile	111,382	\$184,256	38,276
5 mile	243,575	\$174,606	80,819



LOCATION

Old Keene Mill Road & Shiplett Boulevard - Burke, VA

LEASING CONTACT

EAST COAST OFFICE

Andrew Iszard 202.736.2827 | AndrewIszard@combined.biz







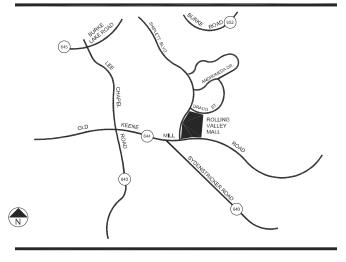
WEST COAST OFFICE

ROLLING VALLEY

BURKE, VIRGINIA



APPROX, SCALE



TENANT ROSTER

	VALLEY CLEANERS	1,250 SF	24-26	HIMCHARI MARTIAL ARTS	3,300 SF
	AVAILABLE	1,000 SF	29AFS	LIL' COW CAFÉ	1,500 SF
	PIZZA HUT	1,000 SF	29BFS	SAKURA	1,500 SF
	BURKE VETERINARY	1,750 SF	29CFS	LASSAN INDIAN RESTAURANT	2,764 SF
-6	LIDL	49, 284 SF	29DFS	FANCY NAILS	1,200 SF
-28	ONE LIFE FITNESS	61,345 SF	29EFS	TROPICAL SMOOTHIE	1,200 SF
5B	DOLLAR TREE	16,345 SF	29FFS	ROAMING ROOSTER	1,600 SF
6A	STAPLES	26,232 SF	29GFS	IHOP	4,400 SF
6B	PETCO	13,296 SF	30FS	AMERICAN FAMILY CARE	3,400 SF
6C	ROSS DRESS FOR LESS	27,000 SF	31FS	ANITA'S MEXICAN REST	.4,000 SF
8-22	ADVANCE AUTO	6,140 SF	32FS	BANK OF AMERICA	3,000 SF
3	AVAILABLE	1,650 SF	33FS	LEASE OUT	3,058 SF

ROLLING VALLEY

PARKING PROVIDED =

PARKING REQUIRED =

REV. DATE =

GLA AS PER RENT ROLL = 237,215 SF

APR 2022

SHIPPLETT BLVD. & OLD KEENE MILL ROAD BURKE, VIRGINIA 22015



COMBINED PROPERTIES INCORPORATED

7315 Wisconsin Ave Suite 1000 West Bethesda, MD 20814 (202) 293-4500 FAX (202) 833-3013