



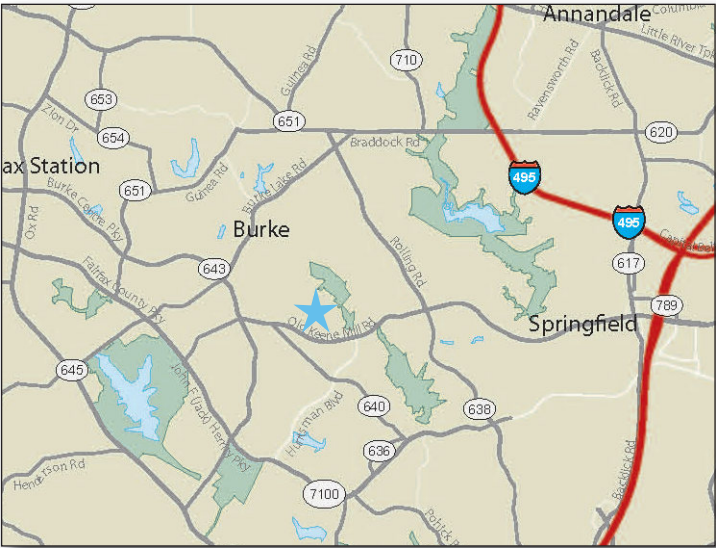
- PROJECT FACTS**  
**GLA: 237,250 SF**
- ▶ Center is located in affluent Fairfax County where the HH median income is \$124,831 and ranks as the 2nd wealthiest county in the U.S. as published by the Census Bureau (2021)
  - ▶ 61.1% of county residents have a Bachelor's Degree or higher
  - ▶ Over 30,000 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

**2024 DEMOGRAPHICS**

	Population	Avg HH Income	Households
1 mile	16,389	\$216,024	5,300
3 mile	110,832	\$227,580	36,701
5 mile	244,911	\$213,717	78,683

2024 ESRI



**LOCATION**  
Old Keene Mill Road & Shiplott Boulevard - Burke, VA

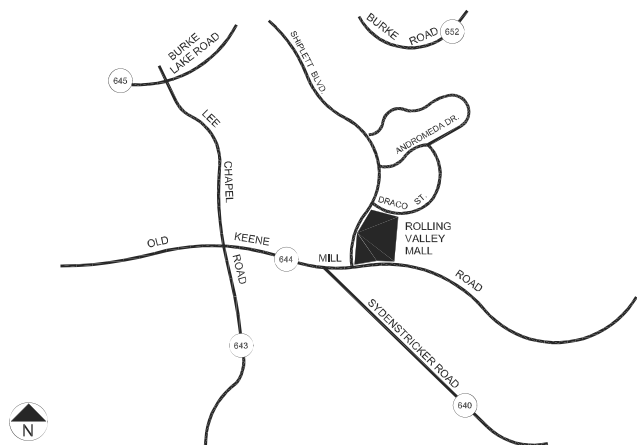
**LEASING CONTACT**  
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# ROLLING VALLEY

BURKE, VIRGINIA



## TENANT ROSTER

1	PIZZA HUT	1,250 SF	24-26	HIMCHARI MARTIAL ARTS	3,300 SF
2	VALLEY CLEANERS	1,000 SF	29AFS	LIL' COW CAFÉ	1,500 SF
3-4	BURKE VETERINARY	2,750 SF	29BFS	SAKURA	1,500 SF
5-6	LIDL	49,284 SF	29CFS	LASSAN INDIAN RESTAURANT	2,764 SF
7-28	ONE LIFE FITNESS	61,345 SF	29DFS	FANCY NAILS	1,200 SF
15B	DOLLAR TREE	16,345 SF	29EFS	TROPICAL SMOOTHIE	1,200 SF
16A	FUTURE AVAILABLE	26,232 SF	29FFS	ROAMING ROOSTER	1,600 SF
16B	PETCO	13,296 SF	29GFS	IHOP	4,400 SF
16C	ROSS DRESS FOR LESS	27,000 SF	30FS	AMERICAN FAMILY CARE	3,400 SF
18-22	ADVANCE AUTO	6,140 SF	31FS	ANITA'S MEXICAN REST.	4,000 SF
23	AVAILABLE	1,650 SF	32FS	FUTURE AVAILABLE	3,000 SF
			33FS	TOUS LES JOURS	3,058 SF

PARKING PROVIDED =  
PARKING REQUIRED =  
GLA AS PER RENT ROLL = 237,215 SF  
ZONED = C-6  
REV. DATE = MAY 2025

# ROLLING VALLEY

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



COMBINED PROPERTIES INCORPORATED

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THE SHOPPING CENTER LAYOUT SHOWN IS PRELIMINARY AND SUBJECT TO MODIFICATION AND REVISION. NO REPRESENTATION IS MADE AS TO OCCUPANCY. TYPES OF BUSINESS OR TENANT SHOWN ON SAME, THIS DRAWING IS ALSO SUBJECT TO CHANGE, REVIEW AND APPROVAL OF ALL GOVERNMENTAL AUTHORITIES. ADDITIONAL BUILDINGS OR STRUCTURES MAY BE BUILT OR ADDED AND EXISTING BUILDINGS OR STRUCTURES MAY BE REMOVED, DELETED OR OTHERWISE MODIFIED AND THE LANDSCAPING AND PARKING LAYOUT IS SUBJECT TO CHANGE.

50' 100'  
APPROX. SCALE

# LEASING PLAN