



PROJECT FACTS

GLA: 235,500 SF

- ▶ Center is located in affluent Fairfax County where the HH median income is \$115,717 and ranks as the 3rd wealthiest county in the U.S. as published by the Census Bureau (July 2017)
- ▶ 60% of county residents have a Bachelor's Degree or higher
- ▶ 29,000 vehicles drive by the center daily
- ▶ OneLife Fitness is a 61,000+ SF state-of-the-art facility

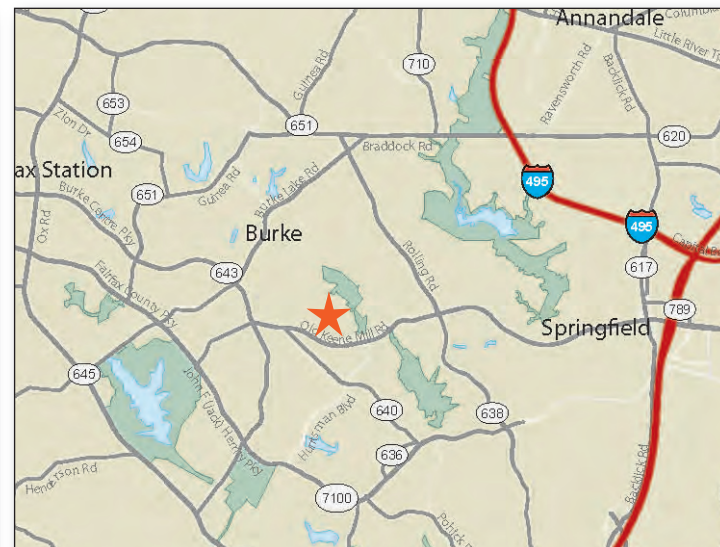
FEATURED TENANTS

Shoppers Food, Ross Dress for Less, Staples, Petco, OneLife Fitness

2018 DEMOGRAPHICS

	Population	Avg HH Income	Households
1 mile	15,807	\$155,375	5,299
3 mile	109,999	\$170,425	37,715
5 mile	241,643	\$160,455	80,046

2018 ESRI



LOCATION

Old Keene Mill Road & Shiplott Boulevard - Burke, VA

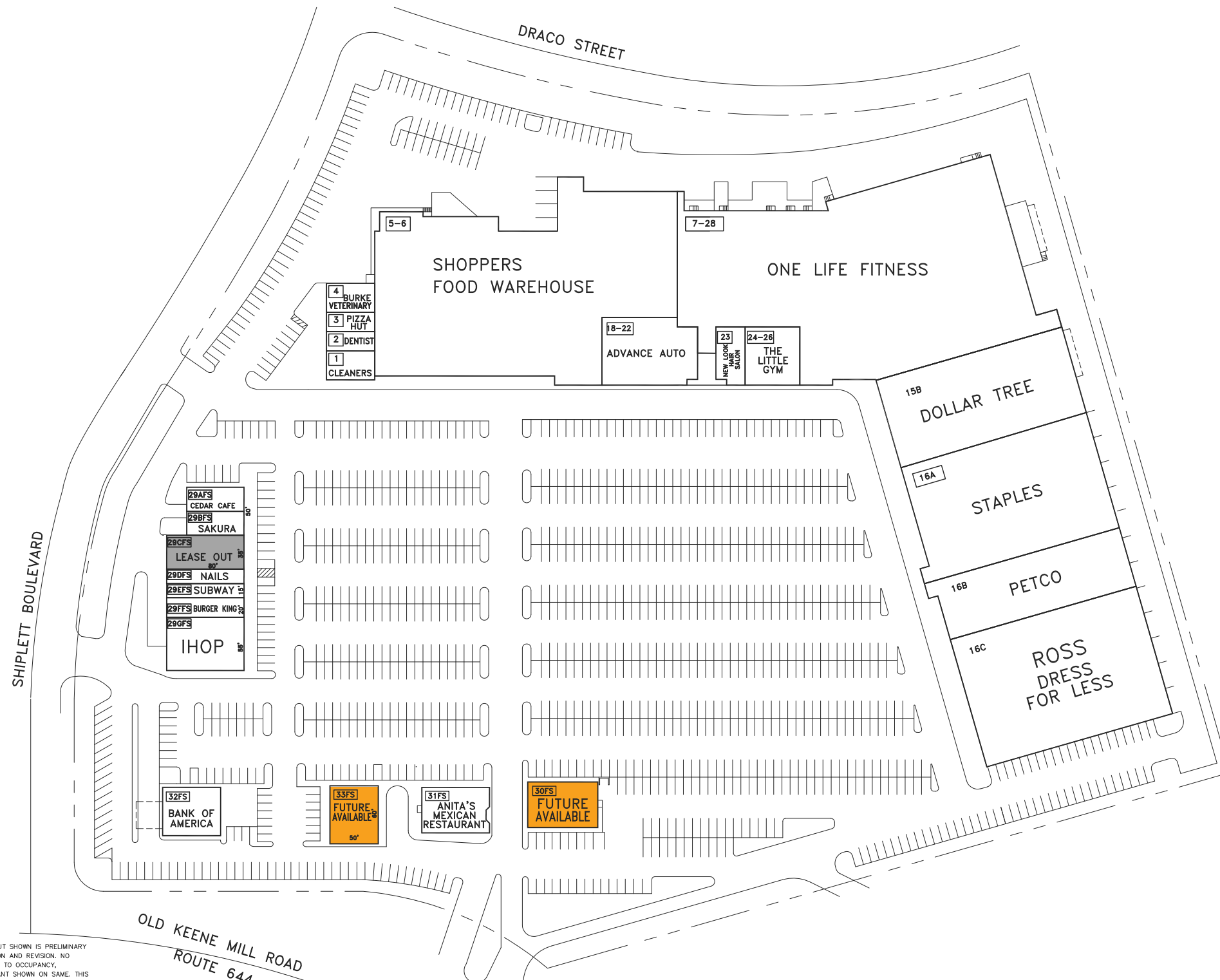
LEASING CONTACT

Maddie Netter
202.736.2804 | MNetter@combined.biz

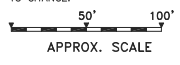


ROLLING VALLEY MALL

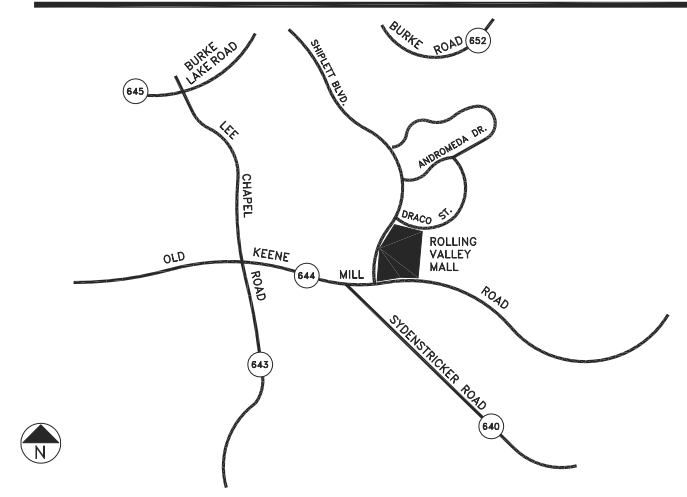
BURKE, VIRGINIA



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.



LEASING PLAN



TENANT ROSTER

1	VALLEY CLEANERS	1,250 SF	24-26	THE LITTLE GYM	3,300 SF
2	ROLLING VALLEY DENTAL	1,000 SF	29AFS	CEDAR CAFE	1,500 SF
3	PIZZA HUT	1,000 SF	29BFS	SAKURA	1,500 SF
4	BURKE VETERINARY	1,750 SF	29CFS	LEASE OUT	2,764 SF
5-6	SHOPPERS FOOD	49,284 SF	29DFS	FANCY NAILS	1,200 SF
7-28	ONE LIFE FITNESS	61,345 SF	29EFS	SUBWAY	1,200 SF
15B	DOLLAR TREE	16,345 SF	29FFS	BURGER KING	1,600 SF
16A	STAPLES	26,232 SF	29GFS	IHOP	4,400 SF
16B	PETCO	13,296 SF	30FS	FUTURE AVAILABLE	3,400 SF
16C	ROSS DRESS FOR LESS	27,000 SF	31FS	ANITA'S MEXICAN REST.	4,000 SF
18-22	ADVANCE AUTO	6,140 SF	32FS	BANK OF AMERICA	3,000 SF
23	NEW LOOK HAIR SALON	1,650 SF	33FS	FUTURE AVAILABLE	3,058 SF

PARKING PROVIDED =	
PARKING REQUIRED =	
GLA AS PER RENT ROLL =	237,215 SF
ZONED =	C-6
REV. DATE =	11.27.18
PLOT DATE =	12.11.18

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

COMBINED PROPERTIES INCORPORATED
 1025 Thomas Jefferson Street NW
 Suite 700 East
 Washington, DC 20007
 (202) 293-4500
 FAX (202) 833-3013