



### 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 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

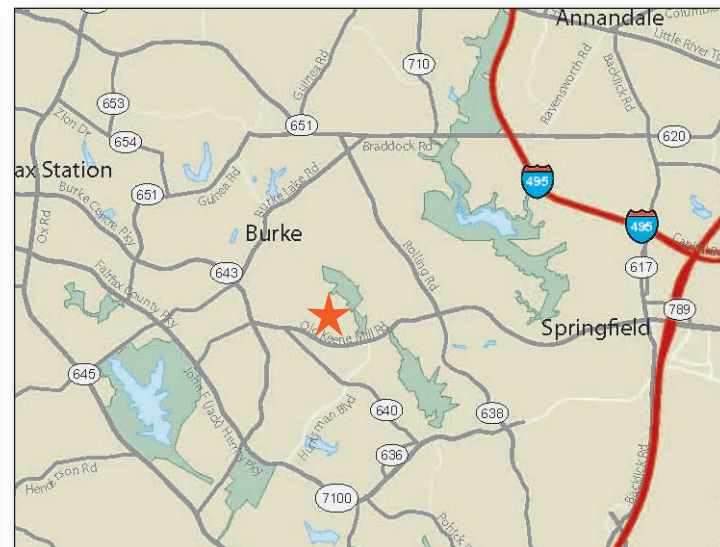
### FEATURED TENANTS

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

### 2020 DEMOGRAPHICS

|        | Population | Avg HH Income | Households |
|--------|------------|---------------|------------|
| 1 mile | 15,809     | \$165,553     | 5,309      |
| 3 mile | 111,939    | \$180,016     | 38,383     |
| 5 mile | 244,436    | \$171,415     | 80,996     |

2020 ESRI



### LOCATION

Old Keene Mill Road & Shiplott Boulevard - Burke, VA

### LEASING CONTACT

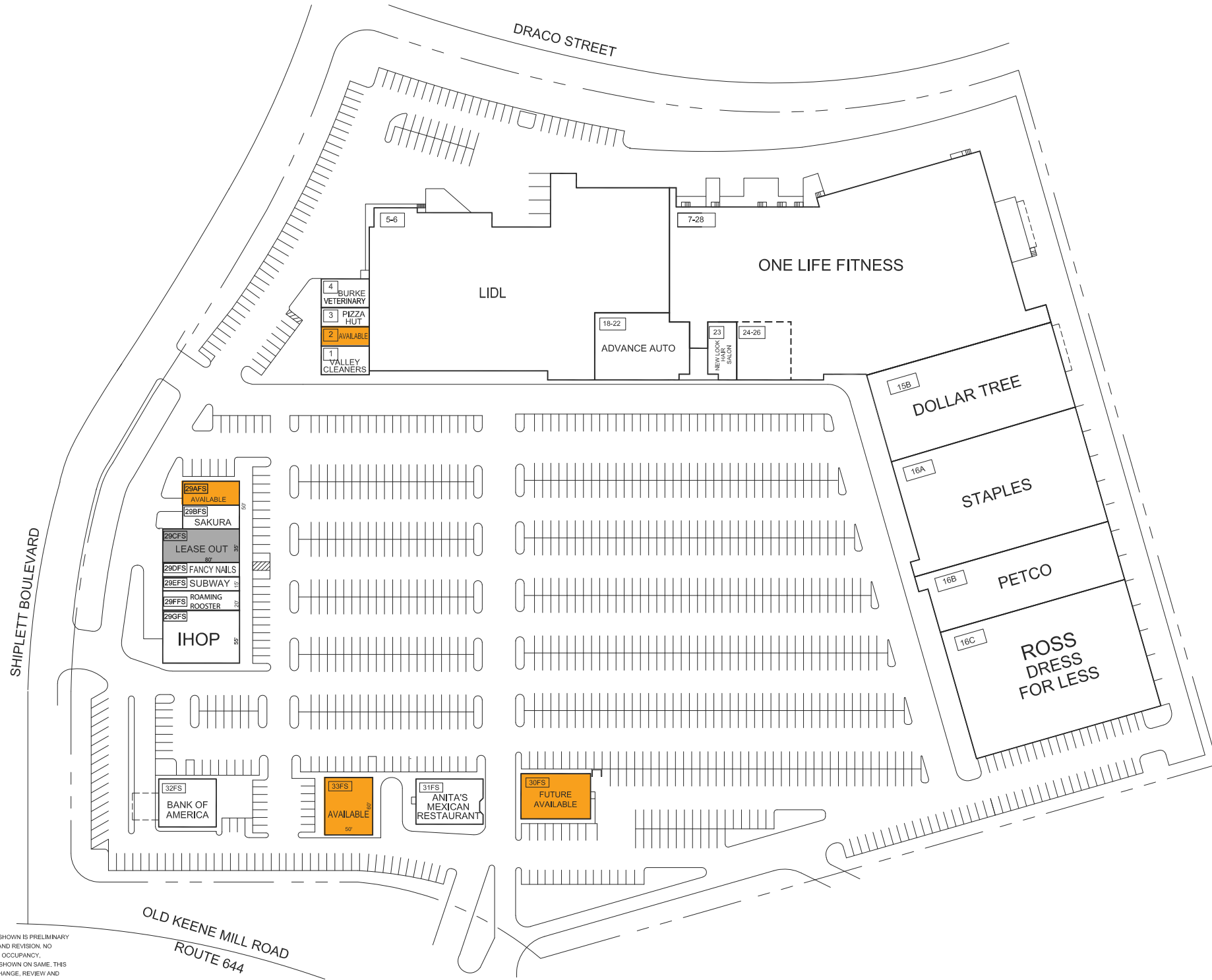
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# ROLLING VALLEY MALL

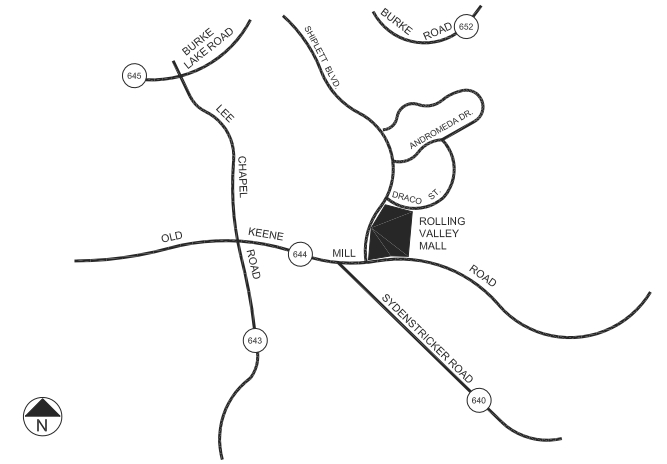
BURKE, VIRGINIA



## LEASING PLAN

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



### TENANT ROSTER

|       |                     |           |       |                       |          |
|-------|---------------------|-----------|-------|-----------------------|----------|
| 1     | VALLEY CLEANERS     | 1,250 SF  | 24-26 | ONE LIFE FITNESS      | 3,300 SF |
| 2     | AVAILABLE           | 1,000 SF  | 29AFS | AVAILABLE             | 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   | LIDL                | 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 | ROAMING ROOSTER       | 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  | AVAILABLE             | 3,058 SF |

PARKING PROVIDED =  
PARKING REQUIRED =  
GLA AS PER RENT ROLL = 237,215 SF  
ZONED = C-6  
REV. DATE = MAR 2021

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



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