

BRADLICK SHOPPING CENTER Annandale, VA 22003



PROJECT FACTS

GLA: 145,000 SF

- ▶ Over 23,000 cars per day pass by this highly visible location anchored by the area's dominant grocer
- ▶ Center is located in affluent Fairfax County where the HH median income is \$124,831 and among the wealthiest counties in the U.S. as published by the Census Bureau (July 2019)
- ▶ 61.1% of the county's residents have a Bachelor's degree or higher

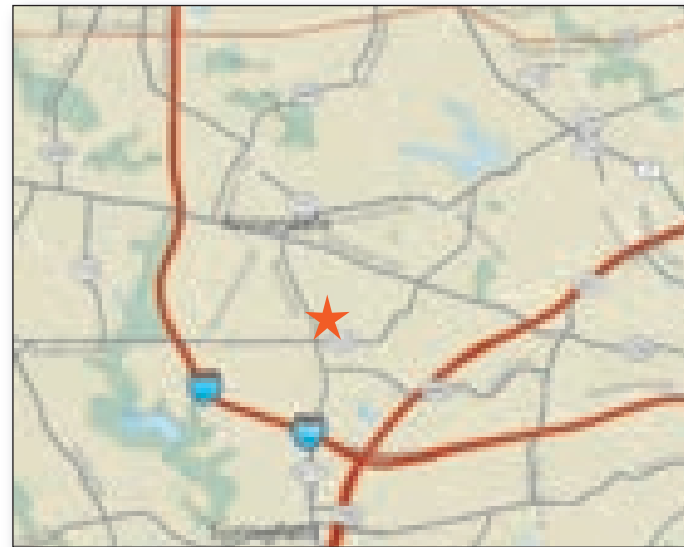
FEATURED TENANTS

Giant Food, Gold's Gym, Dollar Tree

2021 DEMOGRAPHICS

	Population	Avg HH Income	Households
1 mile	10,984	\$131,256	3,579
3 mile	138,756	\$128,712	49,983
5 mile	429,073	\$138,710	164,788

2021 ESRI



LOCATION

Braddock & Backlick Roads - Annandale, VA

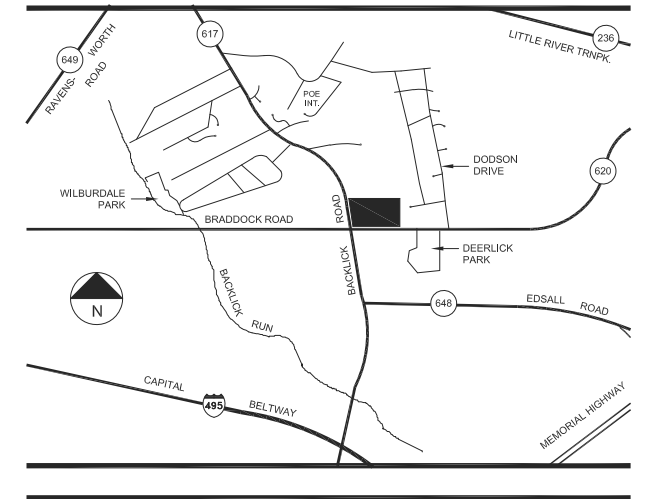
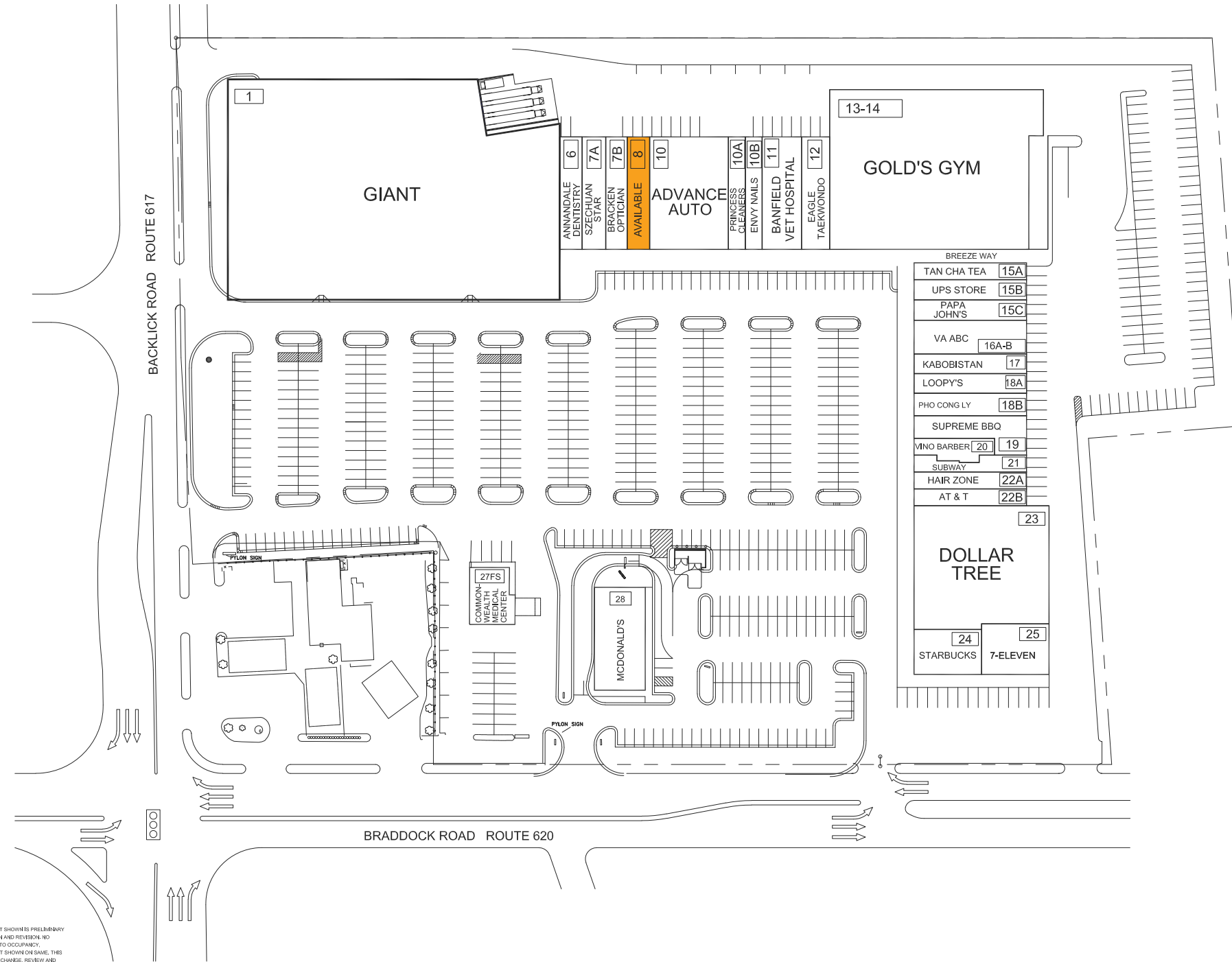
LEASING CONTACT

Andrew Iszard
202.736.2827 | AndrewIszard@combined.biz



BRADLICK SHOPPING CENTER

ANNANDALE, VIRGINIA



TENANT ROSTER

1	GIANT	49,490 SF	16A-B	VA ABC	3,000 SF
6	ANNANDALE DENTIST	2,000 SF	17	KABOBISTAN	1,516 SF
7A	SHECHUAN STAR	2,100 SF	18A	LOOPY'S	1,984 SF
7B	BRACKEN OPTICIAN	1,855 SF	18B	PHO CONG LY	2,000 SF
8	AVAILABLE	2,000 SF	19	SUPREME BBQ	2,750 SF
10	ADVANCE AUTO	7,000 SF	20	VINO BARBER	750 SF
10A	PRINCESS CLEANERS	1,500 SF	21	SUBWAY	1,700 SF
10B	ENVY NAILS	1,500 SF	22A	HAIR ZONE	1,500 SF
11	BANFIELD VET HOSPITAL	3,500 SF	22B	AT&T	1,500 SF
12	EAGLE TAEKWONDO	2,500 SF	23	DOLLAR TREE	13,184 SF
13-14	GOLD'S GYM	24,923 SF	24	STARBUCKS	2,400 SF
15A	TAN CHA TEA	1,460 SF	25	7-ELEVEN	2,400 SF
15B	UPS STORE	1,800 SF	27FS	COMMONWEALTH MEDICAL	2,474 SF
15C	PAPA JOHN'S	1,800 SF	28	MCDONALD'S	4,141 SF

PARKING PROVIDED =	644
PARKING REQUIRED =	647
GLA AS PER RENT ROLL =	144,727 SF
ZONED =	C-B
REV. DATE =	MAR 2021

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 BUSINESS OR STRUCTURES MAY BE BUILT OR ADDED AND EXISTING BUILDINGS OR STRUCTURES MAY BE REMOVED, DELETED OR OTHERWISE MOORED AND THE LANDSCAPING AND PARKING LAYOUT IS SUBJECT TO CHANGE.

50' 100'
APPROX. SCALE

LEASING PLAN

BRADLICK SHOPPING CENTER

BRADDOCK ROAD AND BACKLICK ROAD
ANNANDALE, VIRGINIA 22003



COMBINED PROPERTIES INCORPORATED

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