



- 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

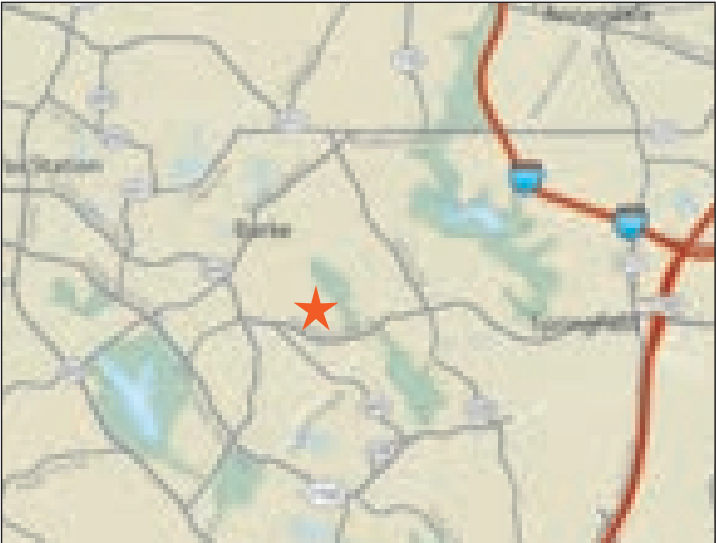
FEATURED TENANTS

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

2021 DEMOGRAPHICS

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

2021 ESRI



LOCATION

Old Keene Mill Road & Shiplott Boulevard - Burke, VA

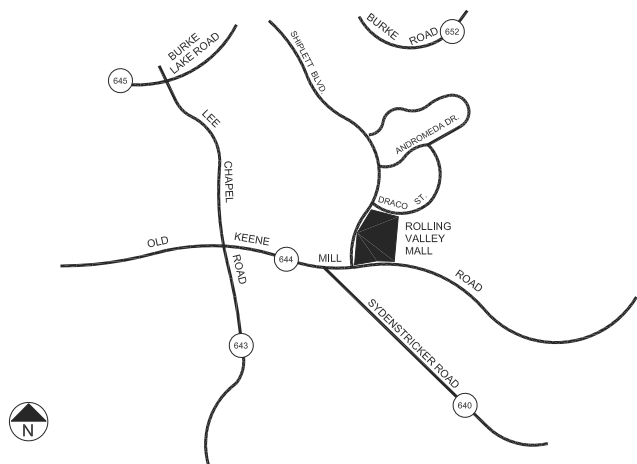
LEASING CONTACT

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ROLLING VALLEY MALL

BURKE, VIRGINIA



TENANT ROSTER

1	VALLEY CLEANERS	1,250 SF	24-26	HIMCHARI MARTIAL ARTS	3,300 SF
2	AVAILABLE	1,000 SF	29AFS	LIL' COW CAFÉ	1,500 SF
3	PIZZA HUT	1,000 SF	29BFS	SAKURA	1,500 SF
4	BURKE VETERINARY	1,750 SF	29CFS	LASSAN INDIAN RESTAURANT	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	LEASE OUT	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	AVAILABLE	1,650 SF	33FS	LEASE OUT	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



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