



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

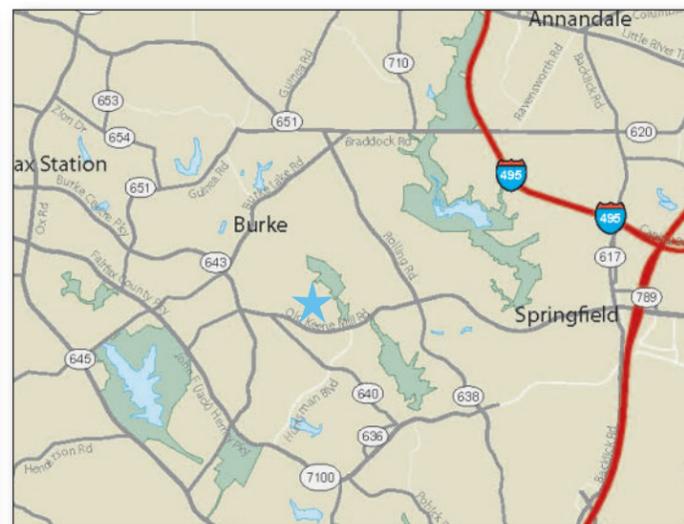
FEATURED TENANTS

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

2022 DEMOGRAPHICS

	Population	Avg HH Income	Households
1 mile	15,839	\$188,520	5,133
3 mile	115,916	\$205,304	38,495
5 mile	247,124	\$195,258	79,604

2023 ESRI



LOCATION

Old Keene Mill Road & Shiplett Boulevard - Burke, VA

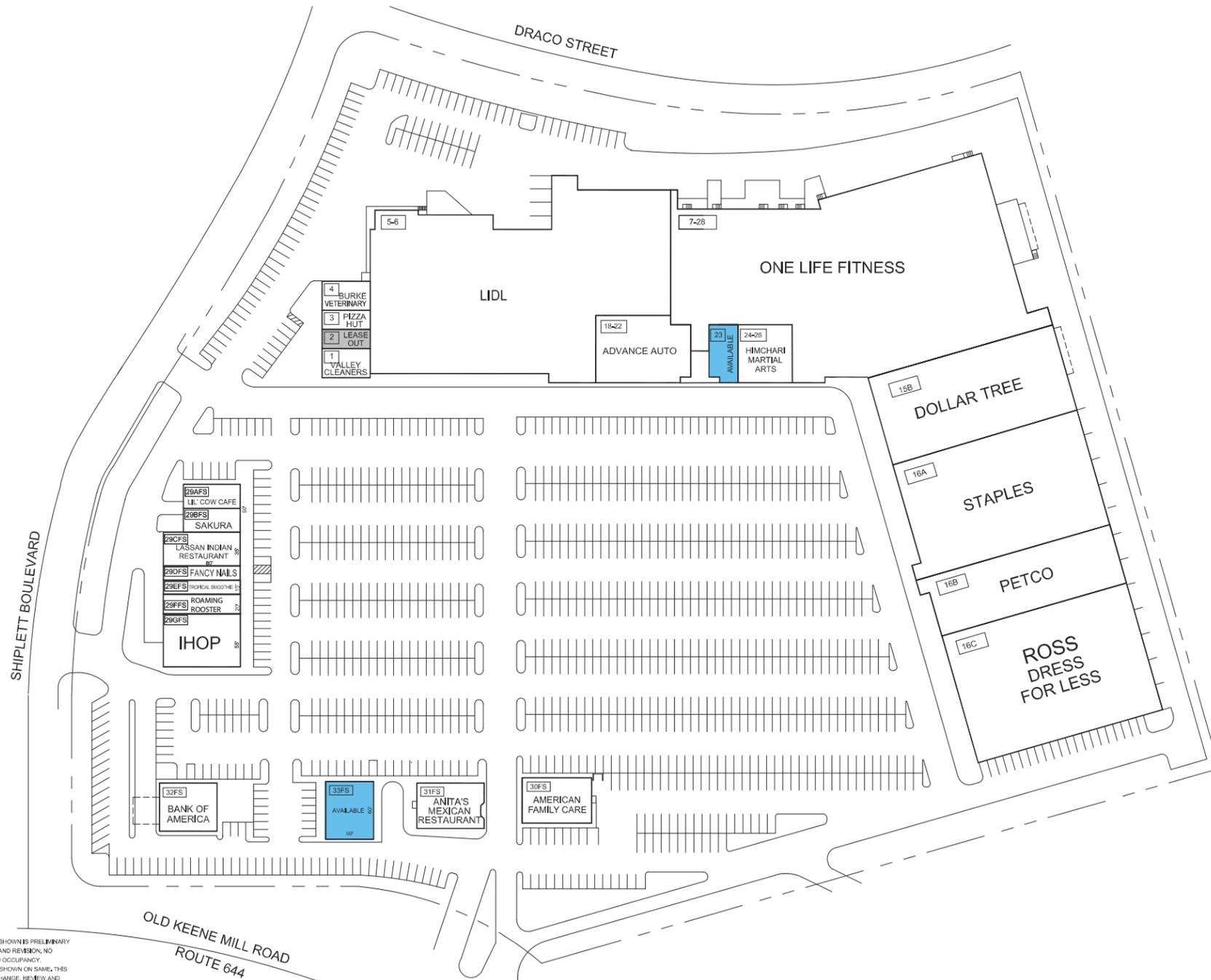
LEASING CONTACT

Andrew Iszard
202.736.2827 | AndrewIszard@combined.biz



ROLLING VALLEY

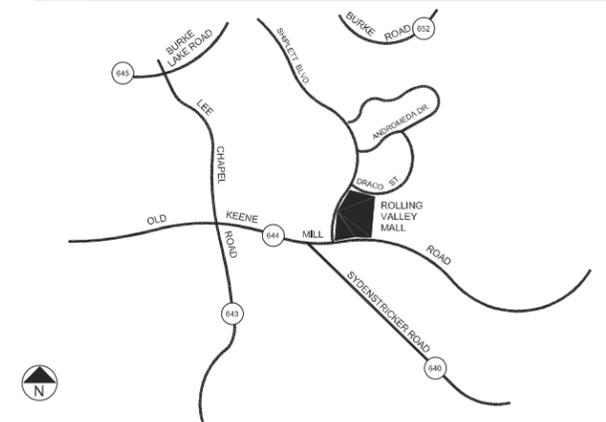
BURKE, VIRGINIA



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	HIMCHARI MARTIAL ARTS	3,300 SF
2	LEASE OUT	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	TROPICAL SMOOTHIE	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	AMERICAN FAMILY CARE	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	AVAILABLE	3,058 SF

PARKING PROVIDED =
PARKING REQUIRED =
GLA AS PER RENT ROLL = 237,215 SF
ZONED = C-6
REV. DATE = DEC 2022

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



COMBINED PROPERTIES INCORPORATED

7315 Wisconsin Ave
Suite 1000 West
Bethesda, MD 20814
(202) 293-4500
FAX (202) 833-3013