

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 \$127,866 and ranks as the 5th wealthiest county in the U.S. (U.S. News, 2022)
- ▶ 61.1% of the county's residents have a Bachelor's degree or higher

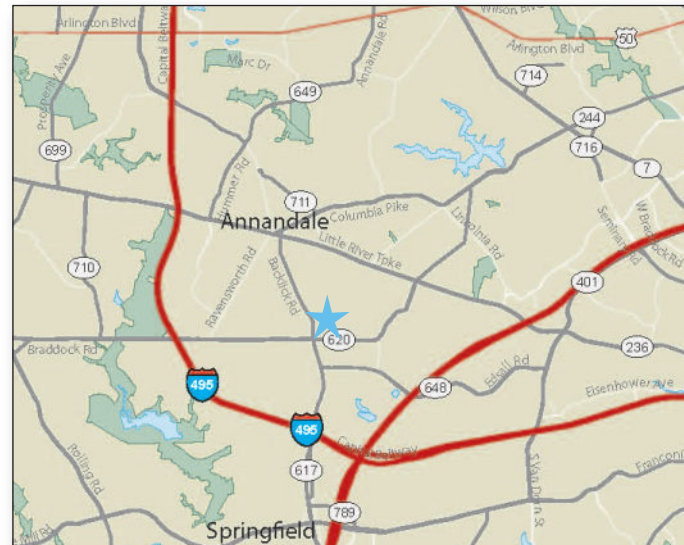
FEATURED TENANTS

Giant Food, Gold's Gym, Dollar Tree

2022 DEMOGRAPHICS

	Population	Avg HH Income	Households
1 mile	11,191	\$151,013	3,464
3 mile	142,330	\$145,804	49,833
5 mile	439,516	\$156,565	164,412

2023 ESRI



LOCATION

Braddock & Backlick Roads - Annandale, VA

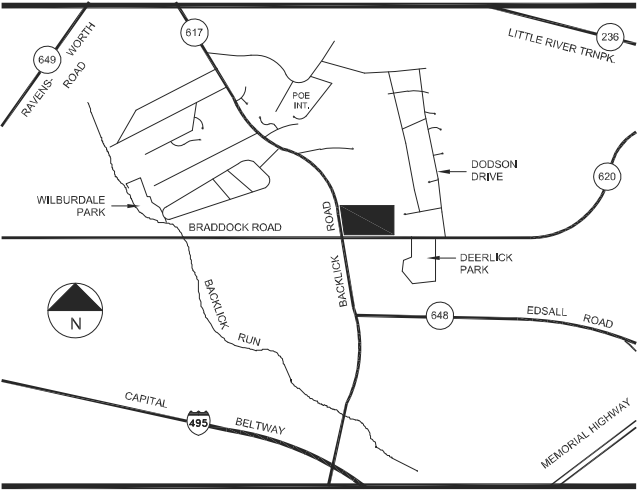
LEASING CONTACT

David Paik
202.736.2804 | DPaik@combined.biz



BRADLICK SHOPPING CENTER

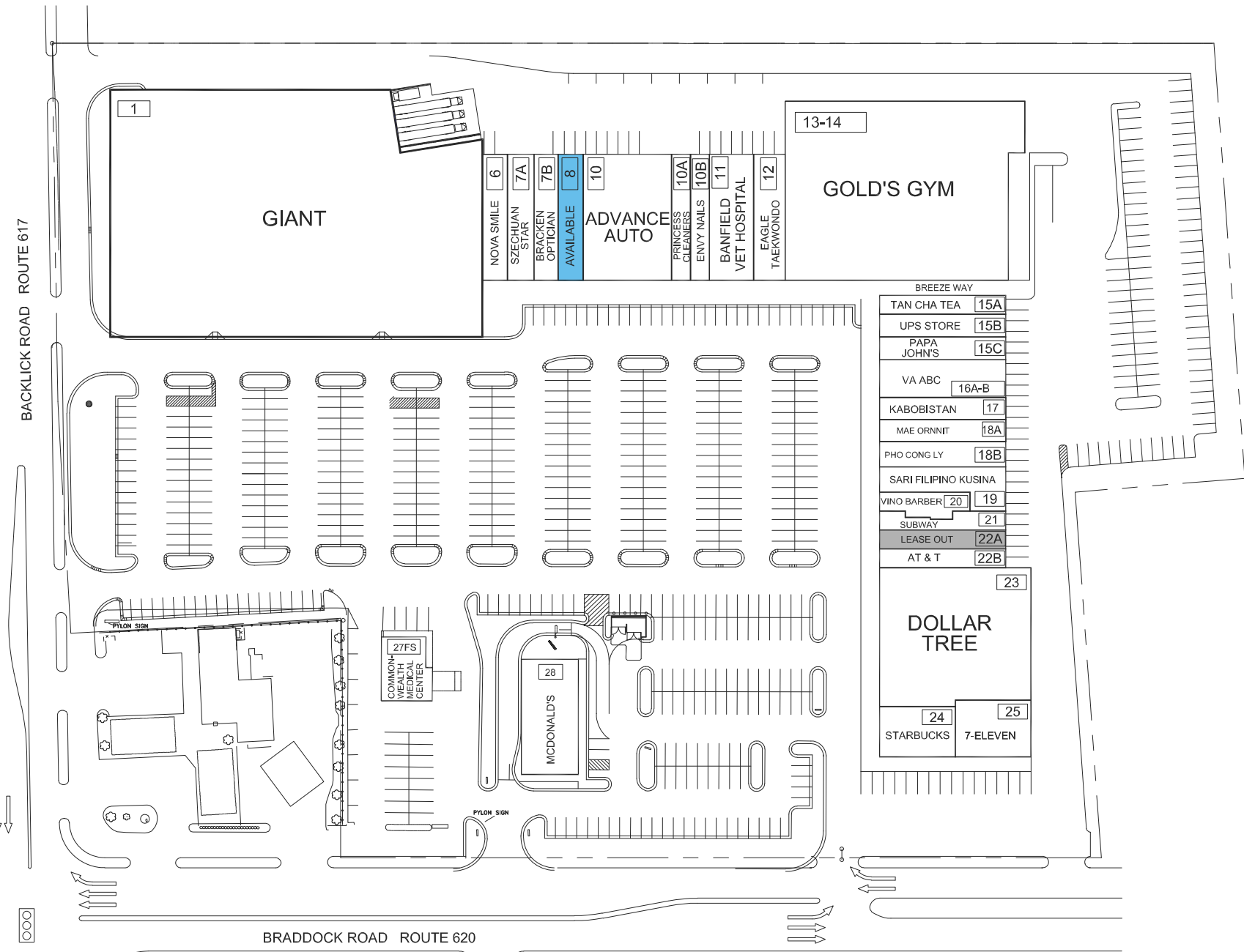
ANNANDALE, VIRGINIA



TENANT ROSTER

1	GIANT	49,490 SF	16A-B	VA ABC	3,000 SF
6	NOVA SMILE	2,000 SF	17	KABOBISTAN	1,516 SF
7A	SZECHUAN STAR	2,100 SF	18A	MAE ORNNIT	1,984 SF
7B	BRACKEN OPTICIAN	1,855 SF	18B	PHO CONG LY	2,000 SF
8	AVAILABLE	2,000 SF	19	SARI FILIPINO KUSINA	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	LEASE OUT	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	2,686 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 =	NOV 2023



LEASING PLAN

THE SHOPPING CENTER LAYOUT SHOWS PRELIMINARY AND SUBJECT TO FURTHER LOCATION AND DESIGN. NO REPRESENTATION IS MADE AS TO OCCUPANCY. TYPES OF BUSINESS OR TENANT SHOWN OR NAME. THIS DRAWING IS ALSO SUBJECT TO CHANGE, REVISION 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

BRADLICK SHOPPING CENTER

BRADDOCK ROAD AND BACKLICK ROAD
ANNANDALE, VIRGINIA 22003



COMBINED PROPERTIES INCORPORATED

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