



# Old Centreville Crossing

13810-13860 BRADDOCK ROAD  
CENTREVILLE, VA 20121

## OVERVIEW

Old Centreville Crossing is located in the most heavily-trafficked intersection in the Centreville submarket. With more than 53,000 passing vehicles daily along the Route 28 and Route 29 intersection, Old Centreville Crossing is an ideal retail location.

### SPACE AVAILABLE

1,424 – 22,000 sq. ft

### CENTER TYPE

Community

### GROSS LEASABLE AREA

171,631 sq. ft.

### COUNTY

Fairfax

### TRAFFIC COUNTS

Lee Hwy – 33,000 VPD

## CURRENT RETAILERS



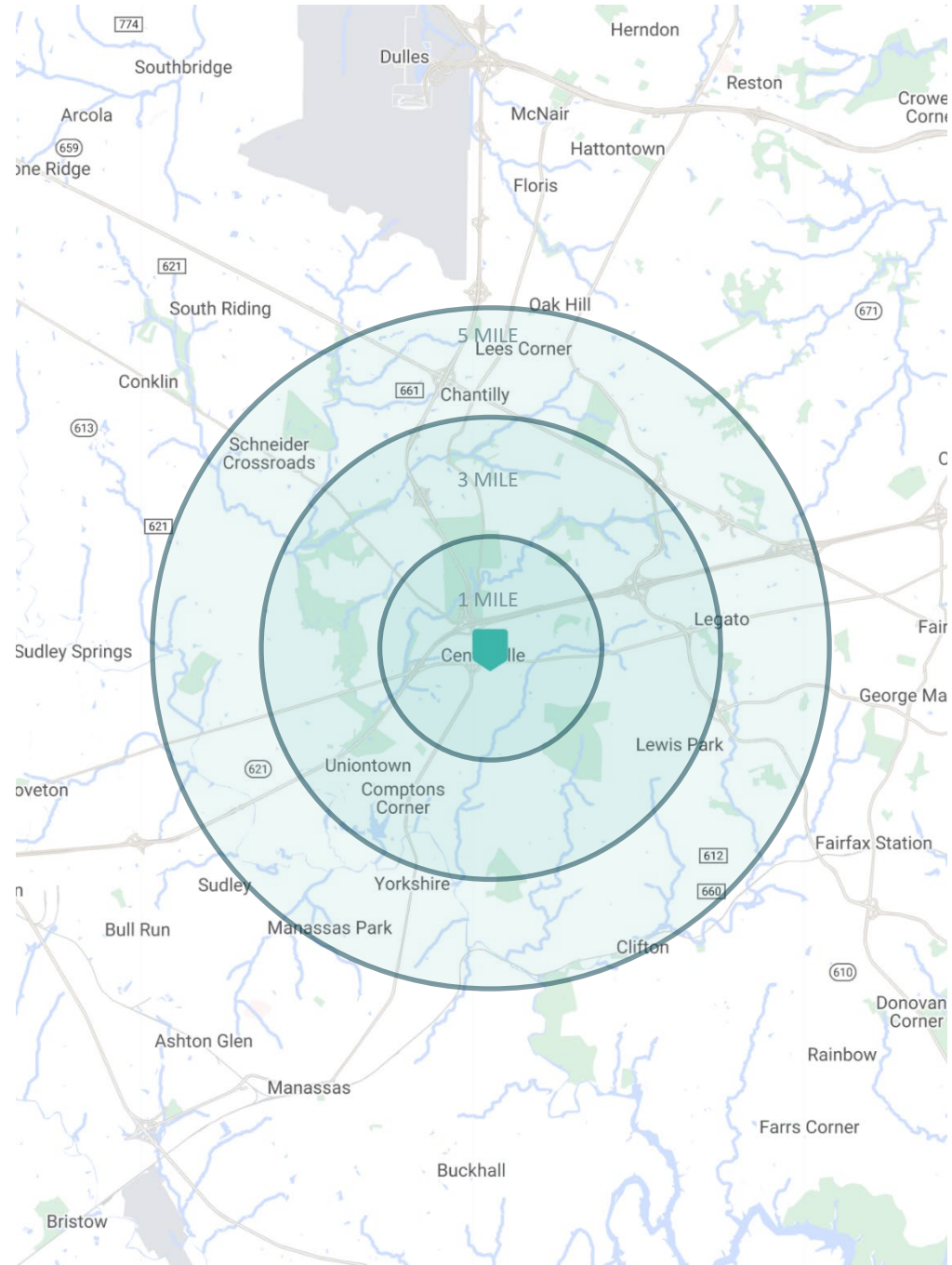
## OLD CENTREVILLE CROSSING

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### CONTACT US

301.657.7330  
leasing@willardretail.com  
willardretail.com





## DEMOGRAPHICS

1, 3, 5-MILE RADIUS



RADIUS



AVG HH INCOME



MEDIAN AGE



HOUSEHOLDS



POPULATION

RADIUS	AVG HH INCOME	MEDIAN AGE	HOUSEHOLDS	POPULATION
1 Mile	\$123,972	35.0	9,331	24,634
3 Mile	\$164,009	37.4	34,883	101,724
5 Mile	\$155,886	36.8	73,405	210,336

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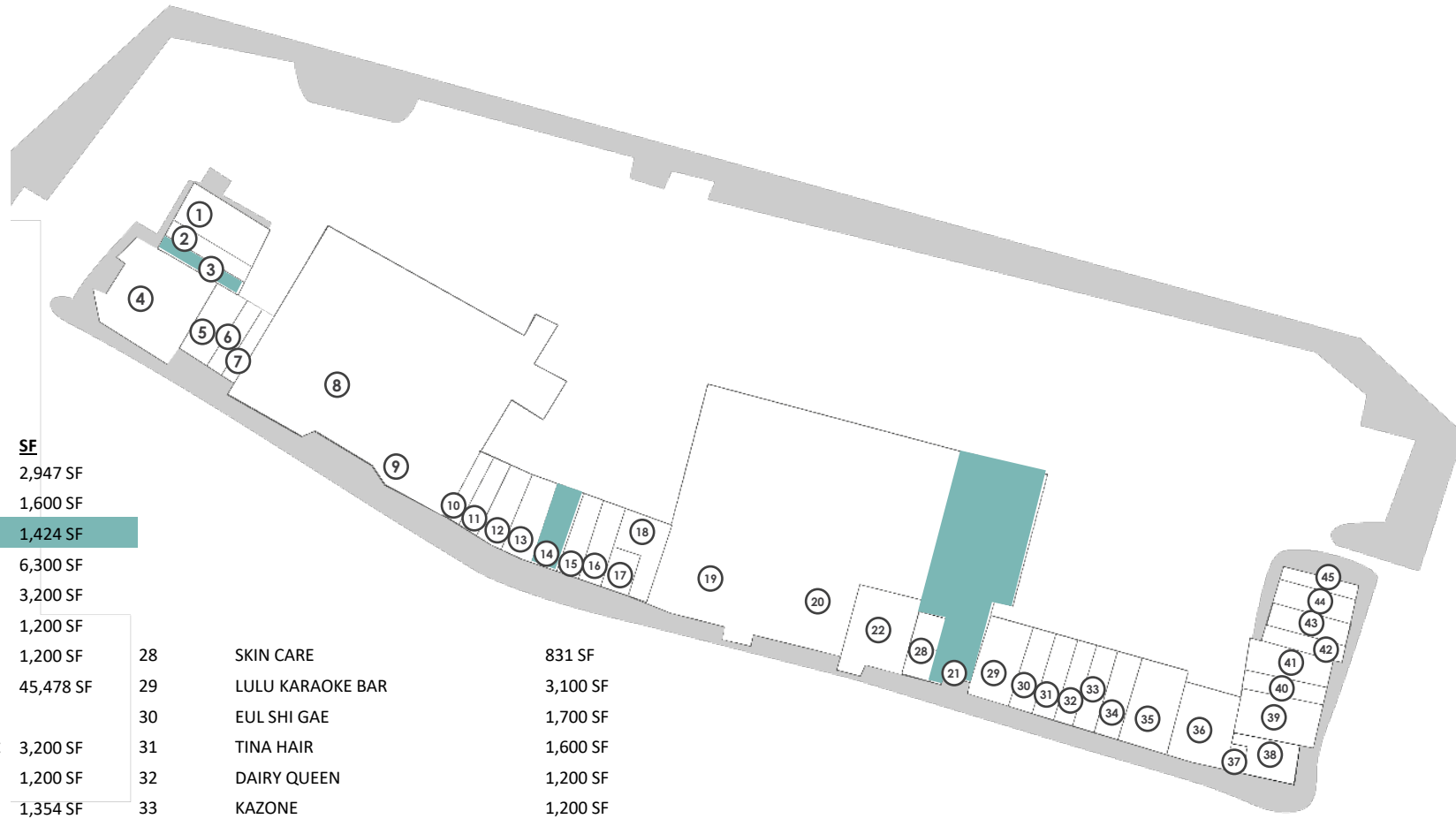
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## SITE PLAN



SUITE	TENANT	SF
1	TOMO SUSHI	2,947 SF
2	I-BATTLE SPORTS	1,600 SF
3	AVAILABLE	1,424 SF
4	IHOP	6,300 SF
5	JANG-WON RESTAURANT	3,200 SF
6	CHEOGAJIP CHICKEN	1,200 SF
7	IRON ICE	1,200 SF
8	H-MART	45,478 SF
9	H-MART COOLER	
10	CLIFTON-CENTREVILLE ANIMAL CLINIC	3,200 SF
11	KOREAN GIN SENG	1,200 SF
12	AMORE COSMETICS	1,354 SF
13	DANJI ASIAN BISTRO	1,520 SF
14	AVAILABLE	1,600 SF
15	THE BIKE SHOP	1,600 SF
16	PAPA JOHN'S	1,600 SF
17	OCC BARBERSHOP	800 SF
18	PLAZA LAUNDRY	3,700 SF
19	SPA WORLD	27,315 SF
20	WOORI AMERICAN BANK	3,085 SF
21	AVAILABLE	22,000 SF
22	TOUS LES JOURS	3,503 SF
28	SKIN CARE	831 SF
29	LULU KARAOKE BAR	3,100 SF
30	EUL SHI GAE	1,700 SF
31	TINA HAIR	1,600 SF
32	DAIRY QUEEN	1,200 SF
33	KAZONE	1,200 SF
34	GOM TANG-E	1,600 SF
35	GOM SHABU SHABU	3,980 SF
36	GLORY DAYS GRILL	4,000 SF
37	GONG CHA	680 SF
38	LEZZET	1,928 SF
39	RED ROCKS CAFE	3,200 SF
40	POJANGMACHA	1,600 SF
41	EVERGREEN	2,000 SF
42	AMAZING NAILS	1,200 SF
43	VICTORY MARTIAL ARTS	1,919 SF
44	DR. SHIN – CHIROPRACTOR	1,120 SF
45	DR. CHA – DENTAL OFFICE	2,400 SF
46	COMMON AREA	334 SF
47	AVAILABLE PAD SITE	3,000 SF

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**NEWGATE SHOPPING CENTER**

**TRADER JOE'S**  
**MATTRESS Warehouse**

**OLD CENTREVILLE CROSSING**

**IHOP** **SPA WORLD**  
**WALMART**

**CENTREVILLE SQUARE I & II**

**WING STOP** **FIVE GUYS**  
**PANDA EXPRESS** **DON BOON CH**

**COLONADE AT UNION MILL**

**Panera BREAD**  
**Giant OUTBACK STEAKHOUSE**

**CENTREWOOD PLAZA**

**Giant** **STARBUCKS COFFEE**

**CENTRE RIDGE MARKETPLACE**

**SHOPPERS** **STARBUCKS COFFEE** **CHIPOTLE MEXICAN GRILL**

LEE HIGHWAY – 33,000 VPD

OLD CENTREVILLE RD – 9,200 VPD

BRADDOCK RD – 7,200 VPD

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**WILLARD**

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