

BURKE VILLAGE CENTER III SHOPPING CENTER

OUT PARCEL / PAD SITE

9576 Burke Rd, Burke, VA 22015, Fairfax County

Land For Sale or Ground Lease



RETAIL LAND - PAD SITE FOR SALE OR FOR LEASE

Burke Village Center III - Property Address:

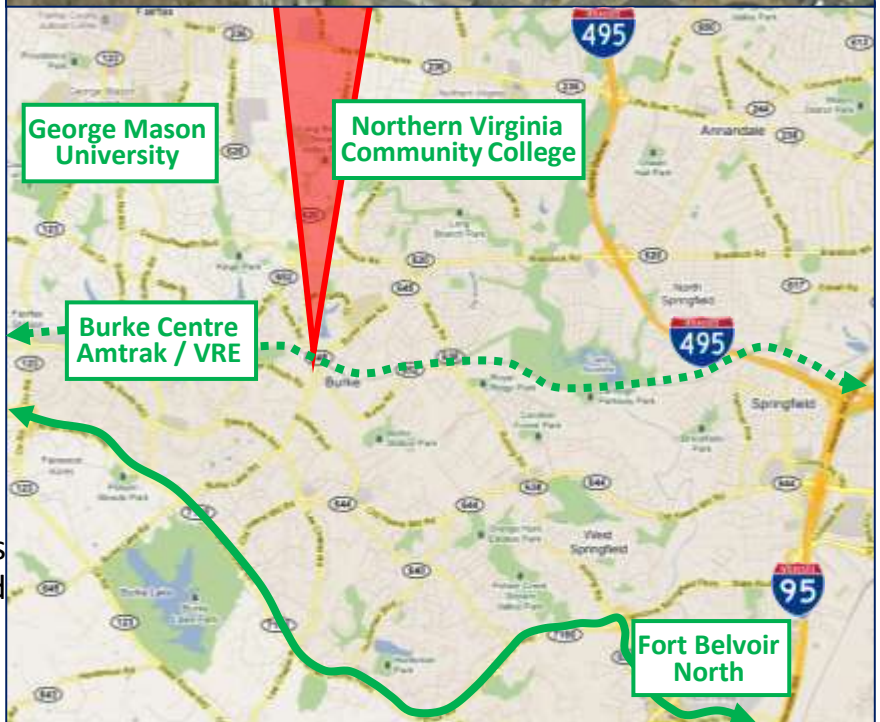
9576 Burke Road, Burke, Virginia 22015,
Springfield / Burke Submarket, Fairfax County

For Sale, Leasing & Property Information:

- Approximate .85 acres (36,947 SqFt) out parcel / pad-site (Finished Pad & w/ Utilities)
- Proposed 2,040 SF Drive-Thru Fast Food Restaurant / Possible Bank - Retail Building
- For Sale at \$1,000,000 or Ground Lease at Rent/SF/Yr: Negotiable / NNN

Property Highlights & Area Retailers:

- Auto Traffic Counts Exceed 37,000/day (Burke Lake Road & Burke Road)
- More than 256,303 people reside within a 5-mile radius with an Average Household Income of \$127,499 -2010 Estimates
- **Adjacent Burke Village Center II Shopping Center Co-Tenants Include:** Artful Quilter, Buffa's Dance Studio, Carpet Market, Dental First, Dietrich's Karate, Duk Wo Restaurant, Edible Arrangements, Enterprise Rent-A-Car, Manginos Pizza Restaurant, Papa John's Pizza, Tip Top Cleaners, Cox Communications
- **Area Traffic Generators Include:** Giant Food & Pharmacy, Merchant's Tire & Auto, & Spartan's Family Restaurant, USPS Burke Post Office, Lake Braddock School & more



R. L. Travers & Associates, Inc.

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Burke Village Center Aerial Photo & Pad Site / Outparcel – Site Plan:



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Out Parcel / Pad Site Property Photos:



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COMMERCIAL REAL ESTATE, LAND DEVELOPMENT, PROPERTY MANAGEMENT

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Fairfax County Demographics & Geographic Comparisons

Income: With a 2007 median family income of \$122,027, Fairfax County ranks third in the nation among large U.S. counties

COUNTY (REGION)	MEDIAN FAMILY INCOME	MEDIAN HOUSEHOLD INCOME	PER CAPITA INCOME
Fairfax County, VA	122,027	105,241	48,428
Morris County, NJ (New York City area)	111,464	94,684	45,516
Montgomery County, MD (Washington, D.C. area)	108,464	91,835	46,568
Santa Clara County, CA (Silicon Valley area)	99,972	84,360	39,237
Middlesex County, MA (Boston area)	93,997	74,700	38,352
DuPage County, IL (Chicago area)	89,098	73,472	37,565
King County, WA (Seattle area)	85,828	67,010	37,717
Fulton County, GA (Atlanta area)	82,508	58,837	37,651

Source: U.S. Census Bureau, American Community Survey, 2007

FAIRFAX COUNTY EMPLOYMENT BY INDUSTRY

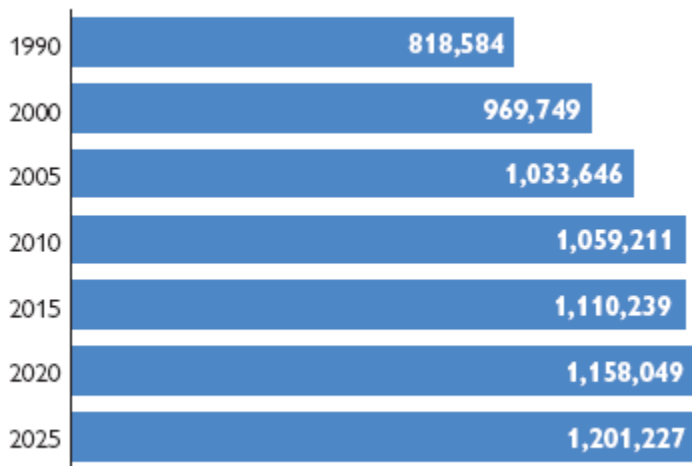


Source: Virginia Employment Commission (VEC), 2008

ANNUAL EMPLOYMENT GROWTH — Number of Jobs (thousands, rounded)



FAIRFAX COUNTY POPULATION GROWTH AND FORECASTS



Source: Fairfax County Department of Systems Management for Human Services, 2007

With more than 1 million residents, Fairfax County is the most populous county in Virginia. Fairfax County's population is larger than that of seven states - AK, DE, MO, ND, SD, VT, WY, and DC. (U.S. Census Bureau)

The civilian labor force in Fairfax County is 599,217, and the number of jobs located in the county is 588,431 - enough jobs to employ everyone living in Wyoming.

(Virginia Employment Commission and U.S. Census Bureau)

Fairfax County Business Community

- Fairfax County ranked number two on Entrepreneur Magazine's list of "Best Large Counties for Entrepreneurs" in 2006. (Entrepreneur Magazine)
- With a gross regional product of \$367 billion in 2006, the greater Washington area's economy is the fourth largest in the country. (Bureau of Economic Analysis)
- The Washington, D.C., area has more technology companies and technology workers than any other U.S. metro area.

Fairfax County Public Schools (FCPS) (www.fcps.edu)

Average SAT scores* (2008)

	Critical Reading	Math	Writing	Total
Fairfax County	547	565	542	1654
Virginia	511	512	499	1522
National	502	515	494	1511

*Maximum total SAT score is 2400

Source: Fairfax County Public Schools and College Board

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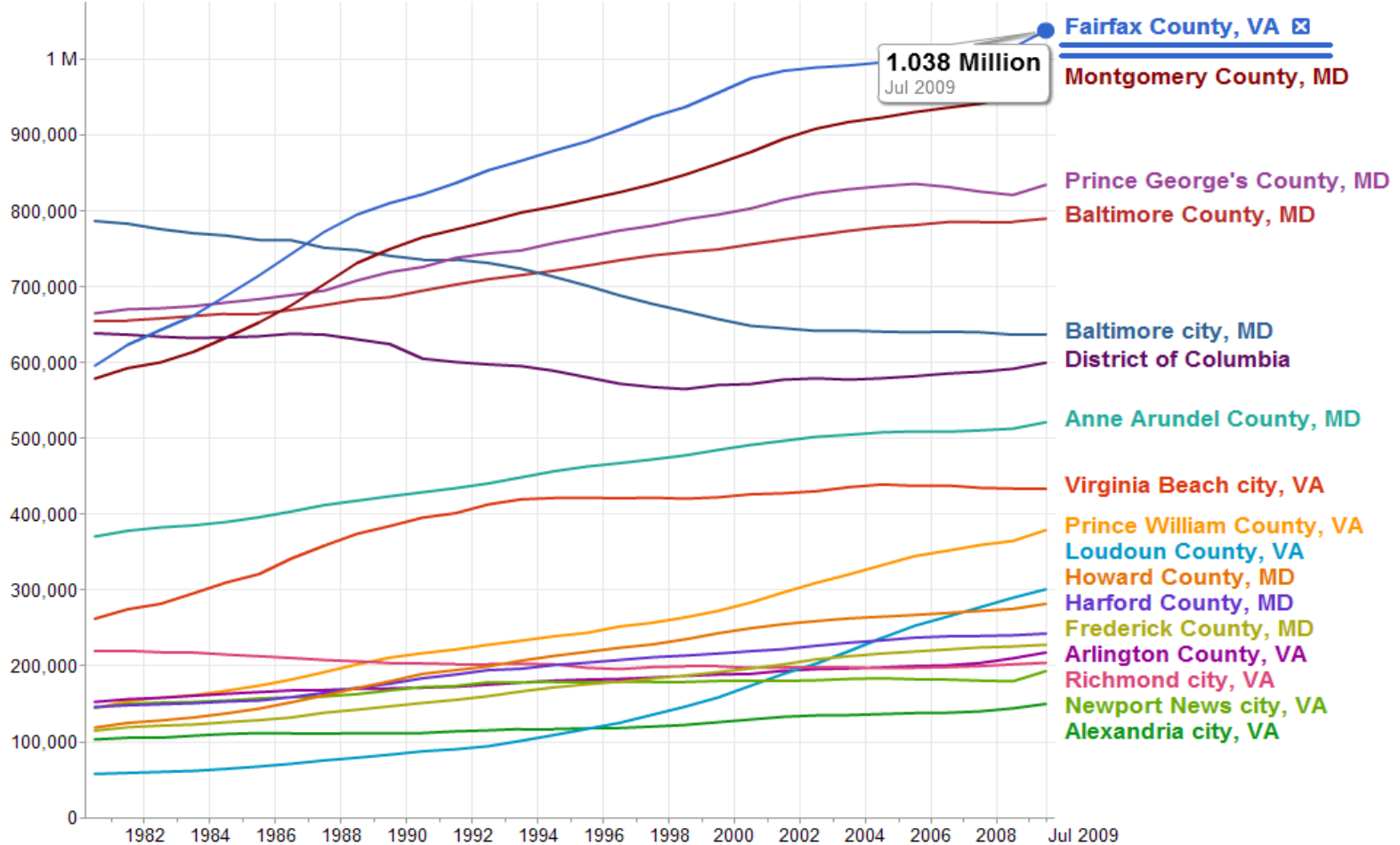
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Fairfax County Population Estimates:

Population



Data source: [U.S. Census Bureau, Population Division](http://www.census.gov) - Last updated May 25, 2011

Population for 5 Mile Radius – Fairfax County – Burke Village Center III

9576 Burke Rd, Burke, VA 22015 – Springfield / Burke Submarket

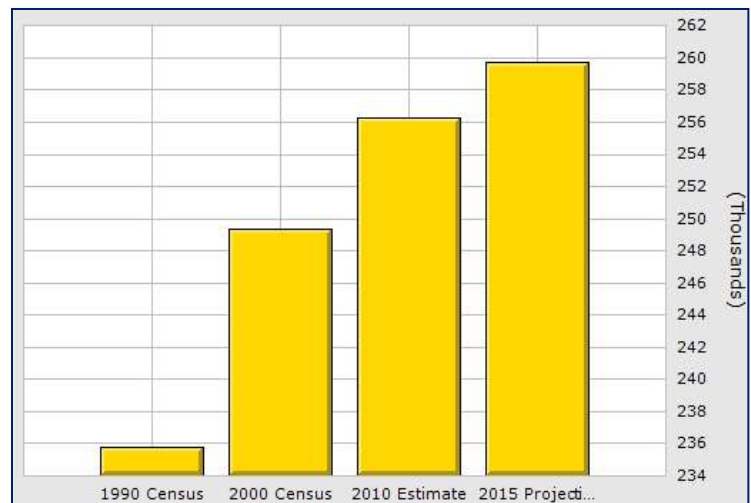
Population	1 Mile	3 Mile	5 Mile
2010 Total Population:	15,224	113,586	256,303
Pop Growth 2010-2015:	(0.10%)	0.20%	1.30%
Per Capita Income:	\$42,731	\$43,879	\$43,590
Average Age:	39.20	39.50	39.20

Households

2010 Total Households:	5,069	38,185	86,842
HH Growth 2010-2015:	0.00%	0.20%	1.40%
Median Household Inc:	\$109,955	\$114,576	\$108,981
Avg Household Size:	2.96	2.92	2.89
Avg HH Vehicles:	2.10	2.10	2.10
Avg Travel Time - Wrk:	36 min	34 min	33 min

Housing

Median Housing Value:	\$350,606	\$383,435	\$384,599
Median Year Built:	1978	1977	1976



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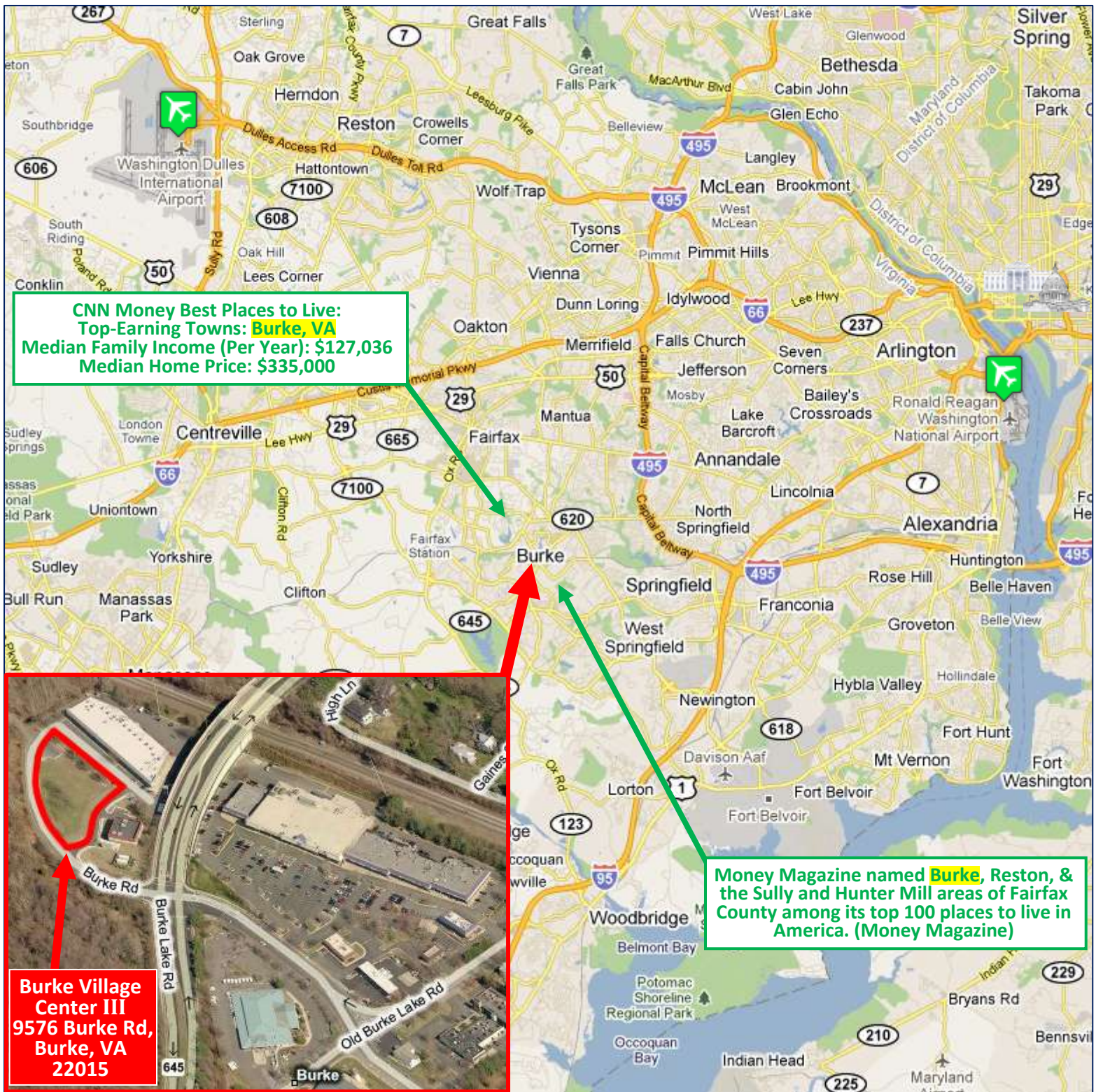
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Washington DC Metropolitan Area Map:



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