

OLD CENTREVILLE CROSSING

FAIRFAX COUNTY



JBG SMITH



LOCATION

Fairfax County
13810 – 13860 Braddock Road
Centreville, VA 20121

SPACE AVAILABLE

841 sq. ft. – 26,400 sq. ft. available

GROSS LEASABLE AREA

171,631 sq. ft.

PROPERTY OVERVIEW

Old Centreville Crossing has an excellent location at the intersection of Route 28 and Route 29, with 53,000 passing vehicles daily, making it the most heavily-trafficked intersection in the Centreville submarket. The center's two primary anchors are H-Mart and Spa World which provide a regional draw for consumers attracted by their specialty offerings.

CURRENT RETAILERS

H Mart, Spa World, IHOP, Papa John's

DEMOGRAPHICS

RADIUS	HH INCOME	POPULATION
1 mile:	\$93,612	23,948
3 mile:	\$114,396	99,565
5 mile:	\$107,764	207,585

TRAFFIC COUNT

35,000 vehicles daily on Lee Highway

CONTACT

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SHOPPING CENTER RETAILERS											
1	Waeshik, LTD	2,947 SF	11	Animal Clinic	3,200 SF	21	Woort American Bank	3,085 SF	31	Home & Home	1,700 SF
2	Gaming Center	1,600 SF	12	Korean Gin Seng	1,200 SF	22	Coco Housewares	16,443 SF	32	Lucy Hair Salon	1,600 SF
3	Hyung Hwan Lee Hair	1,424 SF	13	Amore Cosmetics	1,354 SF	23	Tous Les Jour Bakery	3,503 SF	33	Dairy Queen	1,200 SF
4	IHOP	6,300 SF	14	Rice & Noodle	1,520 SF	24	Pacific Realty	2,184 SF	34	Las Tres Regiones	1,200 SF
5	Jang-Won Restaurant	3,200 SF	15	Cocoro/Clothing	1,600 SF	25	Elizabeth Cosmetics	1,073 SF	35	Forever 1469	1,600 SF
6	Cheogajip Chicken	1,200 SF	16	The Bike Shop	1,600 SF	26	Available	841 SF	36	Dragonfly Bistro	3,980 SF
7	Iron Ice	1,200 SF	17	Papa John's	1,600 SF	27	Available	841 SF	37	Glory Days Grill	4,000 SF
8	H-Mart	45,478 SF	18	OCC Barber Shop	800 SF	28	AT&T Wireless	831 SF	38	Tap Travel	680 SF
9	H-Mart Cooler	-	19	Plaza Laundry	3,700 SF	29	Skin Care	831 SF	39	Leziz Bistro	1,928 SF
10	Honey Pig Shed	-	20	Spa World	27,315 SF	30	LuLu Karaoke Bar	3,100 SF	40	Red Rocks Cafe	3,200 SF
									41	Pojangmacha	1,600 SF
									42	Evergreen	2,000 SF
									43	Amazing Nails	1,200 SF
									44	Available	1,919 SF
									45	Dr. Shin - Chiropractor	1,120 SF
									46	Dr. Cha - Dentist	2,400 SF
									47	Plaza Hallway (Common Area)	3,000 SF
									48	Available (Pad Site)	3,000 SF

OLD CENTREVILLE CROSSING / AERIAL



