



The Shoppes of Lorton Valley

8971 OX ROAD, LORTON, VA 22079

OVERVIEW

Located in Lorton, Virginia, The Shoppes of Lorton Valley offers a diverse venue of shops, restaurants and services. This convenient location is anchored by Giant Food.

SPACE AVAILABLE

2,800 - 3,300 sq. ft

CENTER TYPE

Neighborhood

GROSS LEASABLE AREA

109,655 sq. ft.

COUNTY

Fairfax

TRAFFIC COUNTS

Ox Road - 39,000 VPD

CURRENT RETAILERS



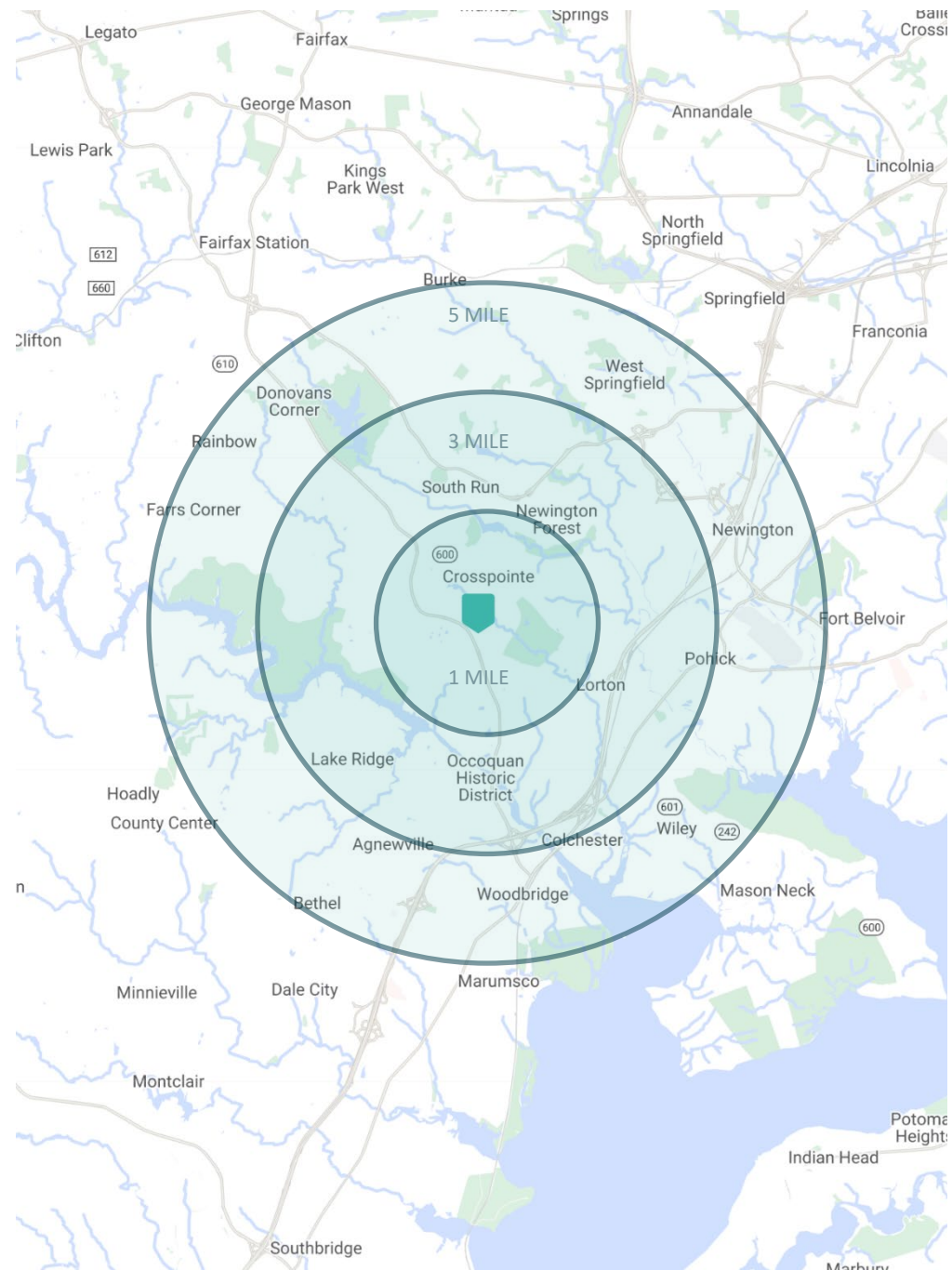
THE SHOPPES OF LORTON VALLEY

8971 OX ROAD, LORTON, VA 22079

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	\$276,187	46.8	972	3,169
3 Mile	\$160,648	39.2	25,479	73,512
5 Mile	\$154,684	38.9	67,108	194,558

THE SHOPPES OF LORTON VALLEY

8971 OX ROAD, LORTON, VA 22079

CONTACT US

301.657.7330
 leasing@willardretail.com
 willardretail.com



THE SHOPPES OF LORTON VALLEY

SITE PLAN



<u>SUITE</u>	<u>TENANT</u>	<u>SF</u>
1	SUNOCO	2,976 SF
2	PURE BARRE	1,600 SF
3	DIVINE NAILS	1,600 SF
4	PACK ANIMAL CARE	3,542 SF
5	MONTESSORI KIDS UNIVERSE	7,000 SF
6	GIANT	55,800 SF
7	AVAILABLE	2,800 SF
8	CLUB PILATES	1,919 SF
9	EUROPEAN WAX CENTER	1,600 SF
10	AVAILABLE	3,300 SF
11	FUSE BOX	2,500 SF
12	DYNAMIC KICK	2,360 SF
13	TRANQUIL MASSAGE	1,740 SF
14	PHO CONG LY NOODLE & GRILL	1,500 SF
15	SHARKEY'S CUTS FOR KIDS	1,200 SF
16	S IMAGE SALON	1,200 SF
17	JERSEY MIKE'S SUBS	1,600 SF
18	STARBUCKS	1,600 SF
19	YAFA GRILLE	1,200 SF
20	LORTON VALLEY BARBER SHOP	1,200 SF
21	VERIZON WIRELESS	1,800 SF
22	LORTON VALLEY DENTAL	1,800 SF
23	FIVE GUYS BURGER & FRIES	2,440 SF
24	SQUISITO PIZZA & SUBS	2,440 SF
25	POPEYES	2,960 SF

THE SHOPPES OF LORTON VALLEY

8971 OX ROAD, LORTON, VA 22079

CONTACT US

301.657.7330
leasing@willardretail.com
willardretail.com





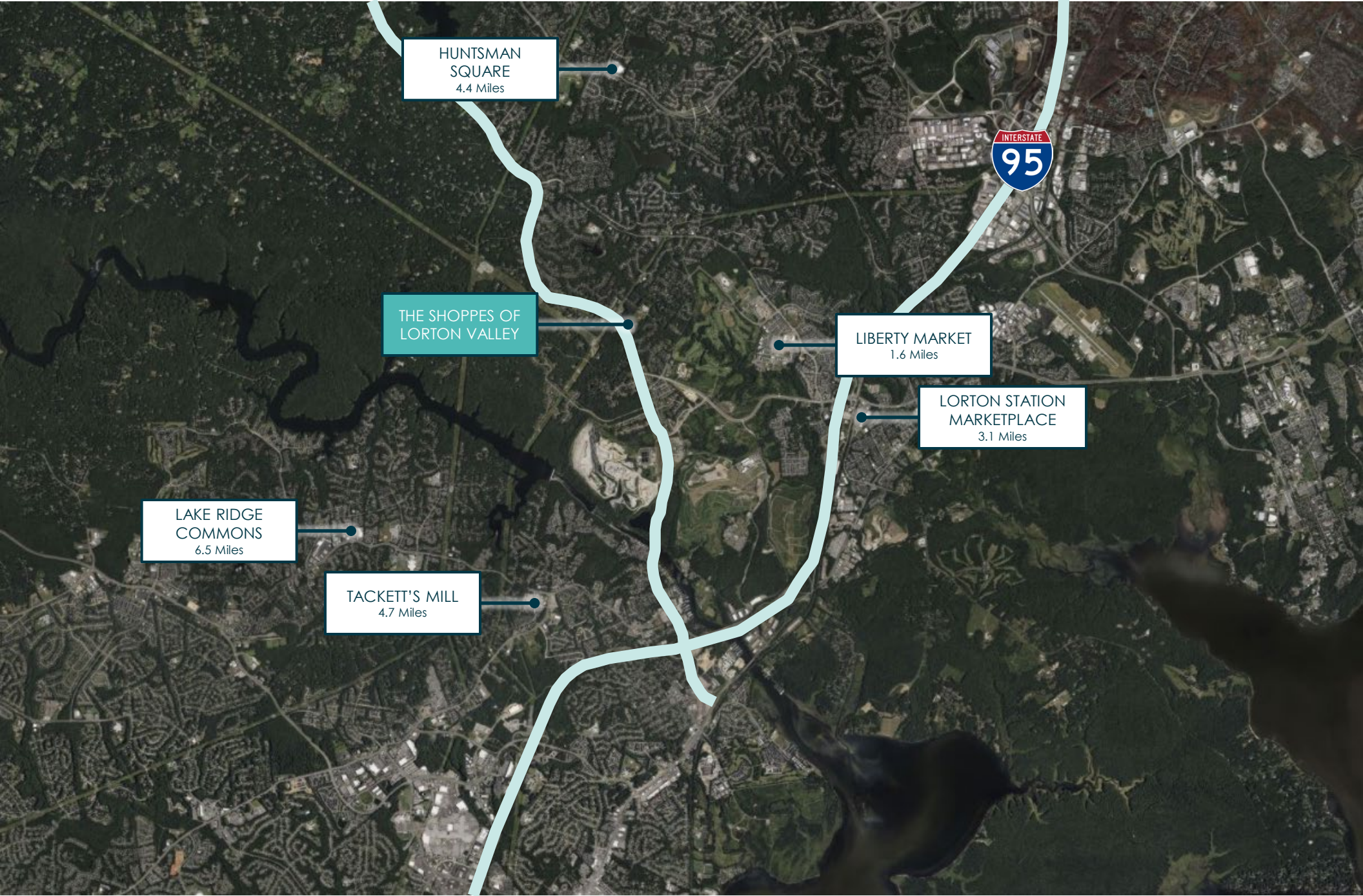
THE SHOPPES OF LORTON VALLEY

8971 OX ROAD, LORTON, VA 22079

CONTACT US

301.657.7330
 leasing@willardretail.com
 willardretail.com





HUNTSMAN
SQUARE
4.4 Miles

THE SHOPPES OF
LORTON VALLEY

LIBERTY MARKET
1.6 Miles

LORTON STATION
MARKETPLACE
3.1 Miles

LAKE RIDGE
COMMONS
6.5 Miles

TACKETT'S MILL
4.7 Miles





WILLARD

WILLARDRETAIL.COM

4800 Hampden Lane | Suite 800 | Bethesda, MD 20814

301.657.7330