

CENTREVILLE | VA

FORMER BANK BRANCH FOR SALE
FREESTANDING RETAIL
WITH DRIVE-THRU

CBRE

*Initial Call For Offers:
May 7th, 2025*



6200
MULTIPLEX DRIVE
CENTREVILLE | VA

This is an operating business. Please do not contact or visit the branch or otherwise disturb the employees.
Please direct all inquiries and site visit requests to the listing broker.

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EXECUTIVE SUMMARY

FREESTANDING RETAIL WITH DRIVE-THRU

1.36 ACRES IN THE HEART OF CENTREVILLE | VA

6200 Multiplex Drive is a rare 4,100 square foot freestanding retail building in the sought after suburbs of Centreville, Virginia. This property boasts three drive-thru lanes and 40 dedicated parking spaces, ensuring maximum convenience for customers. Situated off Centreville's main roadway, US-28 (56,397 VPD), this prime location provides easy access for residents of the diverse and affluent suburb. The Centreville area enjoys a growing population, with strong demand for retail services making this location suitable for many different business types. Adjacent to the site is Centre Ridge Marketplace with national Tenants including Planet Fitness, Cinemark, Chipotle, and United Bank, among several local favorites for dining.



**RARE
FREESTANDING
BUILDING WITH
DRIVE THRU LANES
IN SOUGHT AFTER
CENTREVILLE**

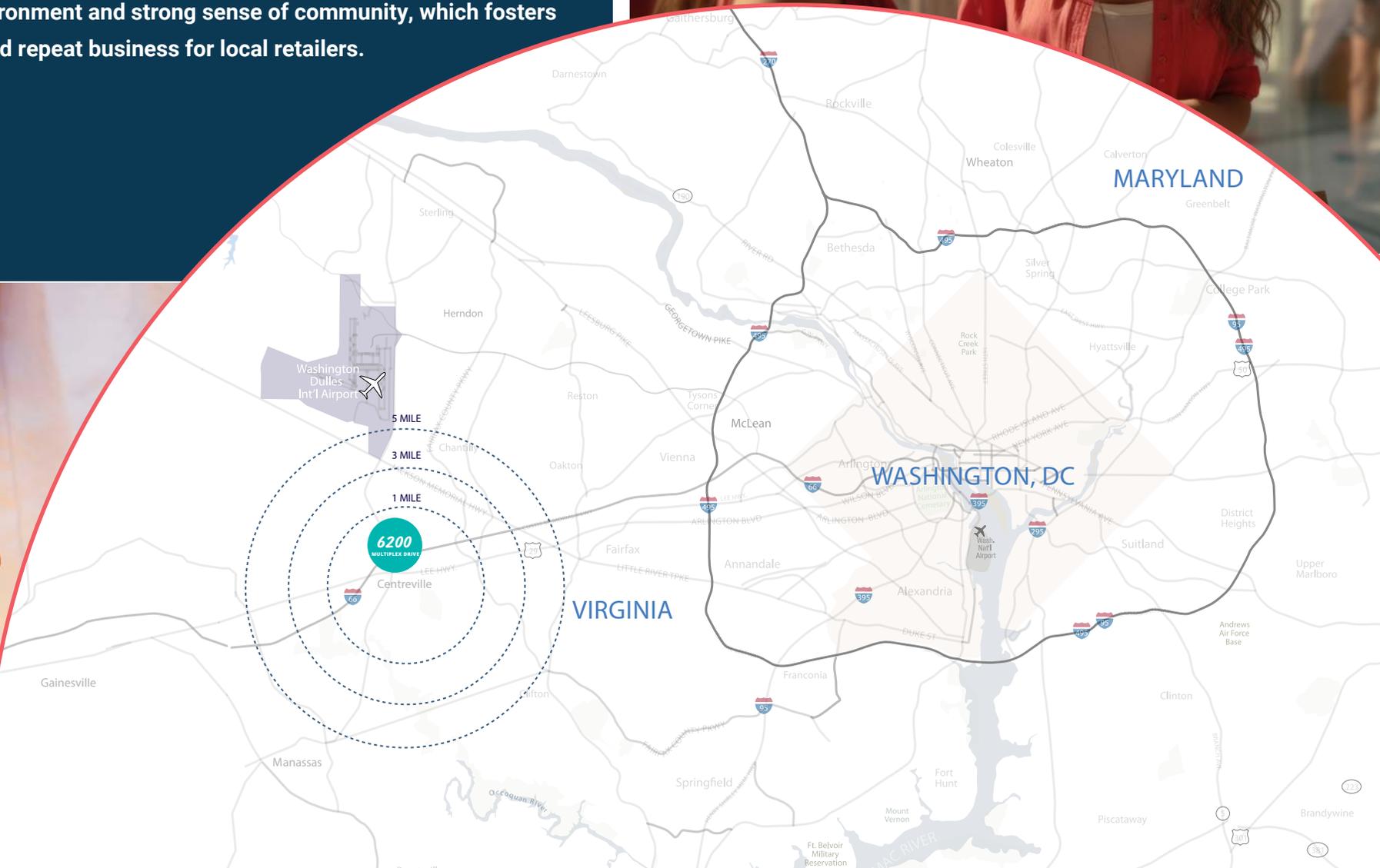
**TREMENDOUS
ACCESSIBILITY ON
US-28**

**RARE 40
DEDICATED
PARKING SPACES**

**STRATEGIC
OPPORTUNITY TO
JOIN THE GROWING
SUBURB OF
CENTREVILLE**

IN THE CENTER OF IT ALL

Centreville, Virginia, is a vibrant and rapidly growing suburban community located in Fairfax County. This area offers a unique blend of economic vitality, high-quality living standards, and strategic advantages that make it an ideal location for retailers looking to expand their footprint. Its prime location ensures high visibility and convenient access for both local residents and commuters, enhancing retail potential. The community is known for its family-friendly environment and strong sense of community, which fosters customer loyalty and repeat business for local retailers.



CENTREVILLE OVERVIEW



219,532

DAYTIME POPULATION



\$180K

AVERAGE HHI



226,123

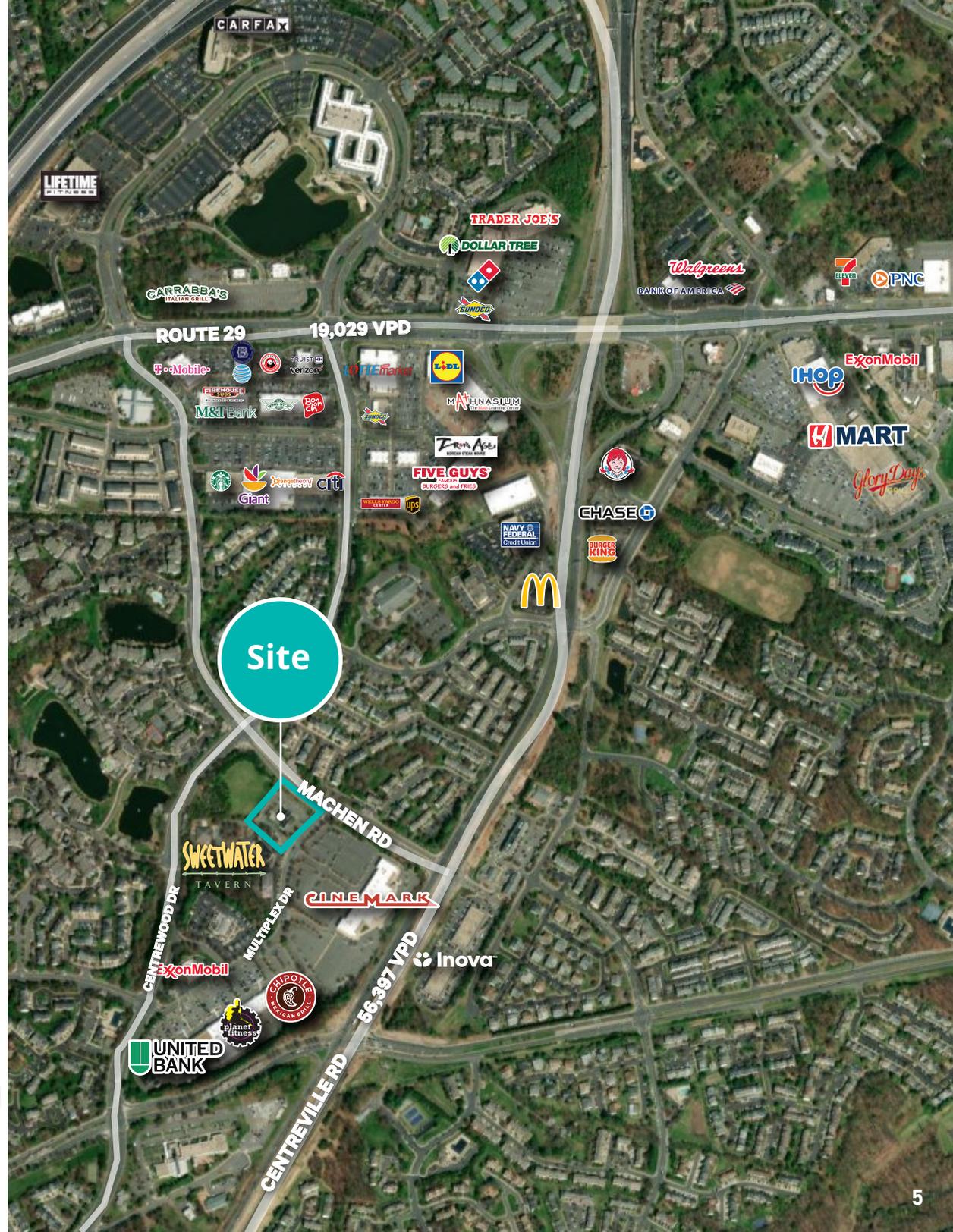
POPULATION



76,035

HOUSEHOLDS

NEARBY RETAILERS



THE OPPORTUNITY

Address	6200 Multiplex Drive Centreville, VA
Building Size Gross SF	4,100 SF
Site Acreage	1.36 Acres
Drive Thru Lanes	3
On-Site Parking #	40
Zoning	PDC



OFFERING PROCESS

EXCLUSIVE REPRESENTATION

CBRE, Inc. (“CBRE”) is exclusively representing the Owner in this transaction.

OFFER REQUIREMENTS

All offers should be submitted on TD Bank’s LOI form provided.

Owner reserves the right to accept an offer at any time during the marketing period. Owner reserves the right to remove the property from the market. Owner expressly reserves the right, in its sole and absolute discretion, to reject any and all proposal or expressions of interest in the property, to terminate discussions with any party at any time during the marketing period.

PURCHASE AND SALE AGREEMENT

A Purchase and Sale Agreement may be provided by TD Bank during the Best and Final Process.

COMMUNICATION

All communications, inquiries, and requests should be addressed to the CBRE Team listed below, as representatives of the Owner.

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OFFERING SCHEDULE

Initial Call for Offers: May 7th, 2025

Date of Store Closure: June 5th, 2025

Earliest Closure of Sale Date: July 7th, 2025

ADDITIONAL COMMENTS

The information throughout has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the Property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the Property to determine to your satisfaction the suitability of the Property for your needs.

[Property Website](#)

Affiliated Business Disclosure

CBRE, Inc. ("CBRE") operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Investment Management, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property") and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

Disclaimer

The memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-thinking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the property.

All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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6200

MULTIPLEX DRIVE

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