



RENAUD
CONSULTING
 COMMERCIAL REAL ESTATE

Quick Facts

PROJECT SIZE

74,640 ± SF

AVAILABILITY

Office:

12801: 1,750 SF (2nd Floor)

DEMOGRAPHICS

POPULATION AVG. INCOME DAYTIME POP

| | POPULATION | AVG. INCOME | DAYTIME POP |
|--------|------------|-------------|-------------|
| 1 mile | 14,191 | \$107,385 | 4,391 |
| 3 mile | 78,904 | \$118,495 | 27,569 |
| 5 mile | 212,657 | \$134,794 | 55,601 |

Brooke Center

12584-12800 Darby Brook Court, Woodbridge, VA

Retail/Office Space For Lease



Nick Alevrogiannis

Direct | 571.765.4419

Cell | 443.804.3933

Email | nalevro@renaudconsulting.net

Retail/office shopping center located near Lake Ridge/Occoquan communities with close proximity to major thoroughfares Route 123, I-95 and Route 1. Traffic includes 50,511 VPD on Old Bridge Rd. Join restaurants, markets, fashion, fitness, healthcare & legal professionals and environmental advocacy who have already chosen Brooke Center as their home.

[Click For Street View](#)



Phone: 703-404-2346 | 8605 Westwood Center Drive • Suite 410 • Vienna, Virginia 22182 | renaudconsulting.net



Leasing Plan

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Tenants

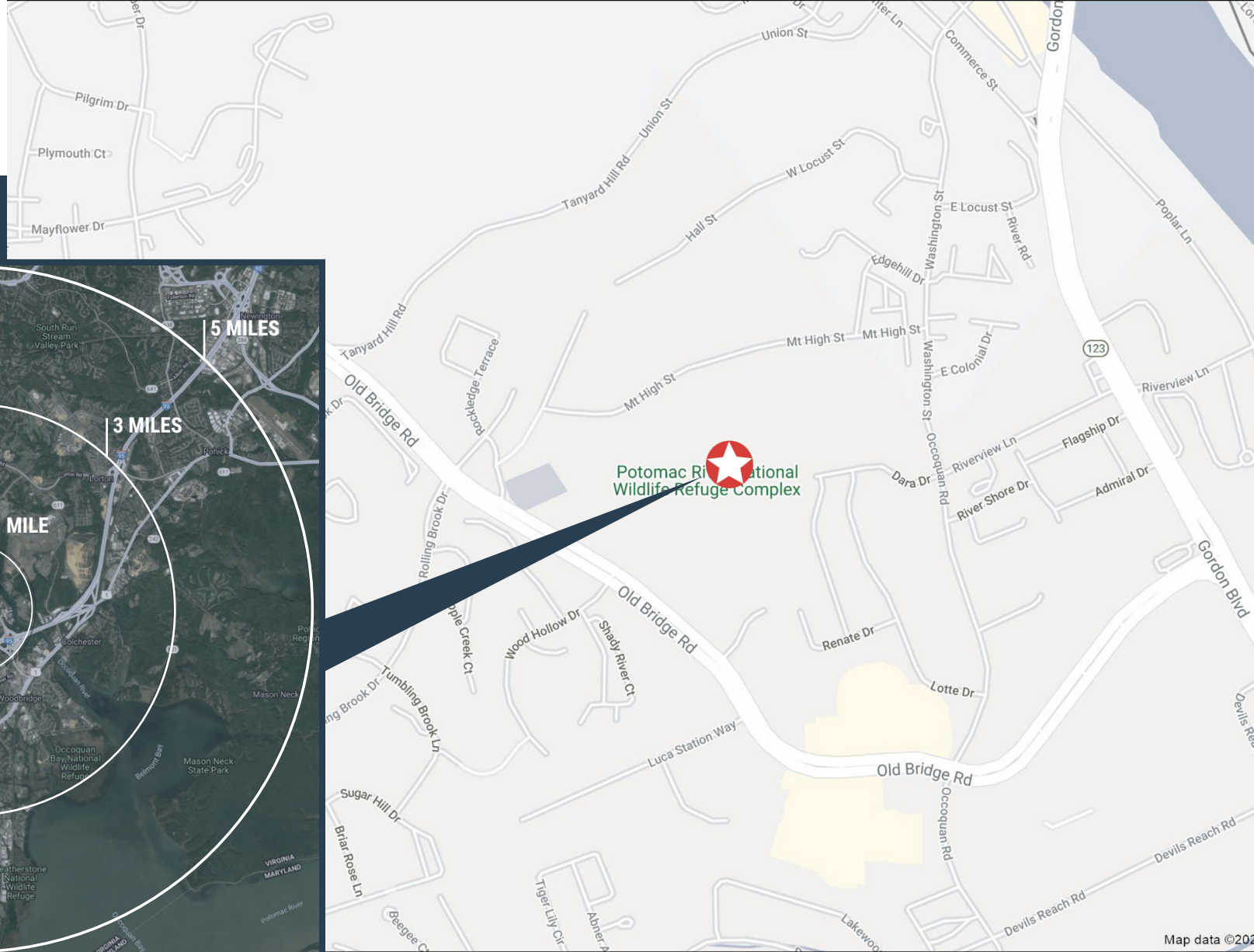
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|----------|-------------------|-------------------------------|---------------|
| 12584 | A1 | The Cleaning Authority | 1,440 |
| 12590 | A2 & A3 | A & C Banquet Hall | 4,400 |
| 12608 | A4 & A5 | Premier Fight Center | 3,200 |
| 12620 | B1 & B2 | Bridges of Love International | 3,200 |
| 12632 | B3 & B4 | Maxim Healthcare Studios | 3,200 |
| 12638 | C1 & C2 | Oxus Sports | 3,200 |
| 12650 | C3 | Spa & Massage | 900 |
| 12656 | C4 | Solid Signs | 2,300 |
| 12662 | D1 | Momentum Rehab | 1,600 |
| 12668 | D2 | Escape Room Woodbridge | 1,600 |
| 12680 | E1, E2, F1, F2, G | The Life Church | 9,200 |
| 12710 | H1 | New Tenant | 1,600 |
| 12714 | H2 & I | Core Personal Training | 4,000 |
| 12730 | J1 | Statements Salon | 1,600 |
| 12734 | J2 | Salon | 1,600 |
| 12740 | K | Raham African Market | 2,400 |
| 12744 | L1 | Raham African Restaurant | 1,600 |
| 12754 | L2 | Omega Boutique | 1,600 |
| 12760 | M | Shanghai Café | 2,400 |
| 12764 | N1 | Dentist Dr. Doan DDS | 1,600 |
| 12778 | N2 | New Tenant | 1,600 |
| 12780/84 | O & P1 | Gilgal Fellowship | 4,000 |
| 12794 | P2 | Dry Cleaners | 1,600 |
| 12800 | Q | Family Practice | 3,450 |
| 12781 | U101 | Counseling Services | 1,750 |
| 12781 | U102 | Provident Arc | 1,750 |
| 12781 | U201 | Perfect Offices | 1,750 |
| 12781 | U202B+F | Althea Simpsons | 1,750 |
| 12801 | V101 | Gateway Properties | 850 |
| 12801 | V201 | Law Office Michael Sandler | 1,750 |
| 12801 | V202 | Available | 1,750 |
| | | Total Site | 74,640 |



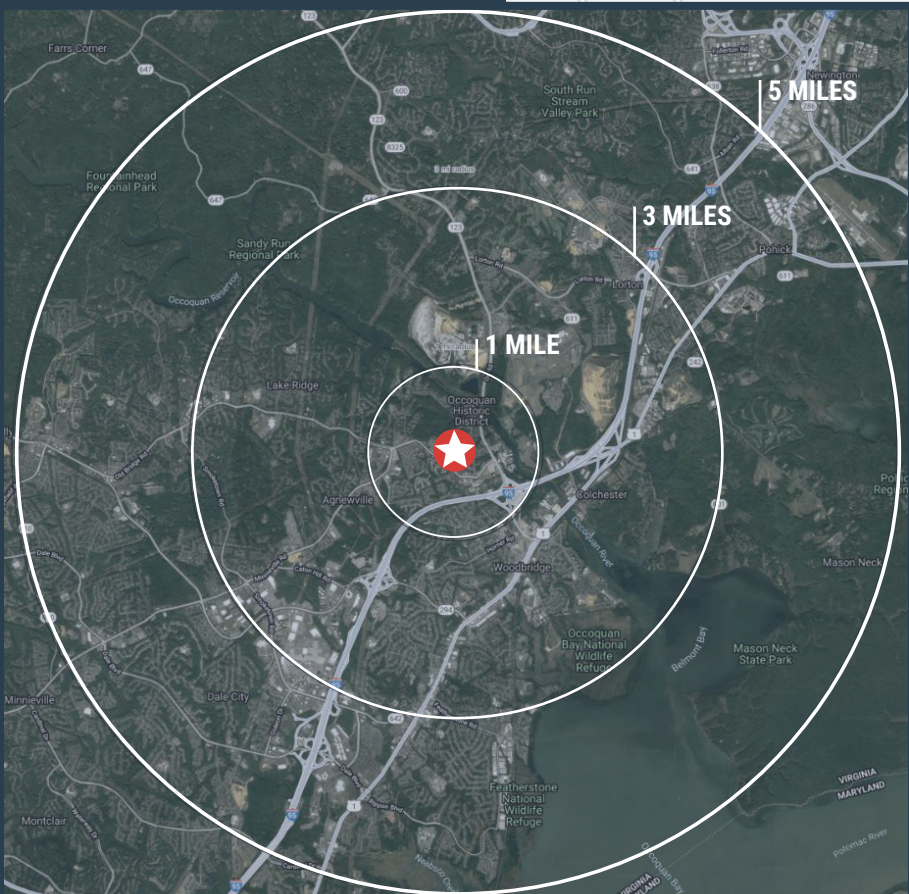


Location Map

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Radius Map





Competitive Map

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In The Area

NEARBY RETAILERS

- Taco Bell
- Wells Fargo
- CVS
- Burger King
- Wendys
- 7-Eleven
- McDonalds
- Subway
- Dominos
- KFC
- Aldi
- Food Lion
- Dollar General

