

Ravensworth Shopping Center

I-495 and Braddock Road | Springfield, VA 22151



Retail Space For Lease



Project Size: 121,000 SF

Available:

- **1,500 SF**
- **Seeking Cafe or family-friendly retail: cellular, optical, financial, or smoothie bars**

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Site Plan



Ravensthorpe Shopping Center

I-495 and Braddock Road | Springfield, VA 22151



Renovated Facade

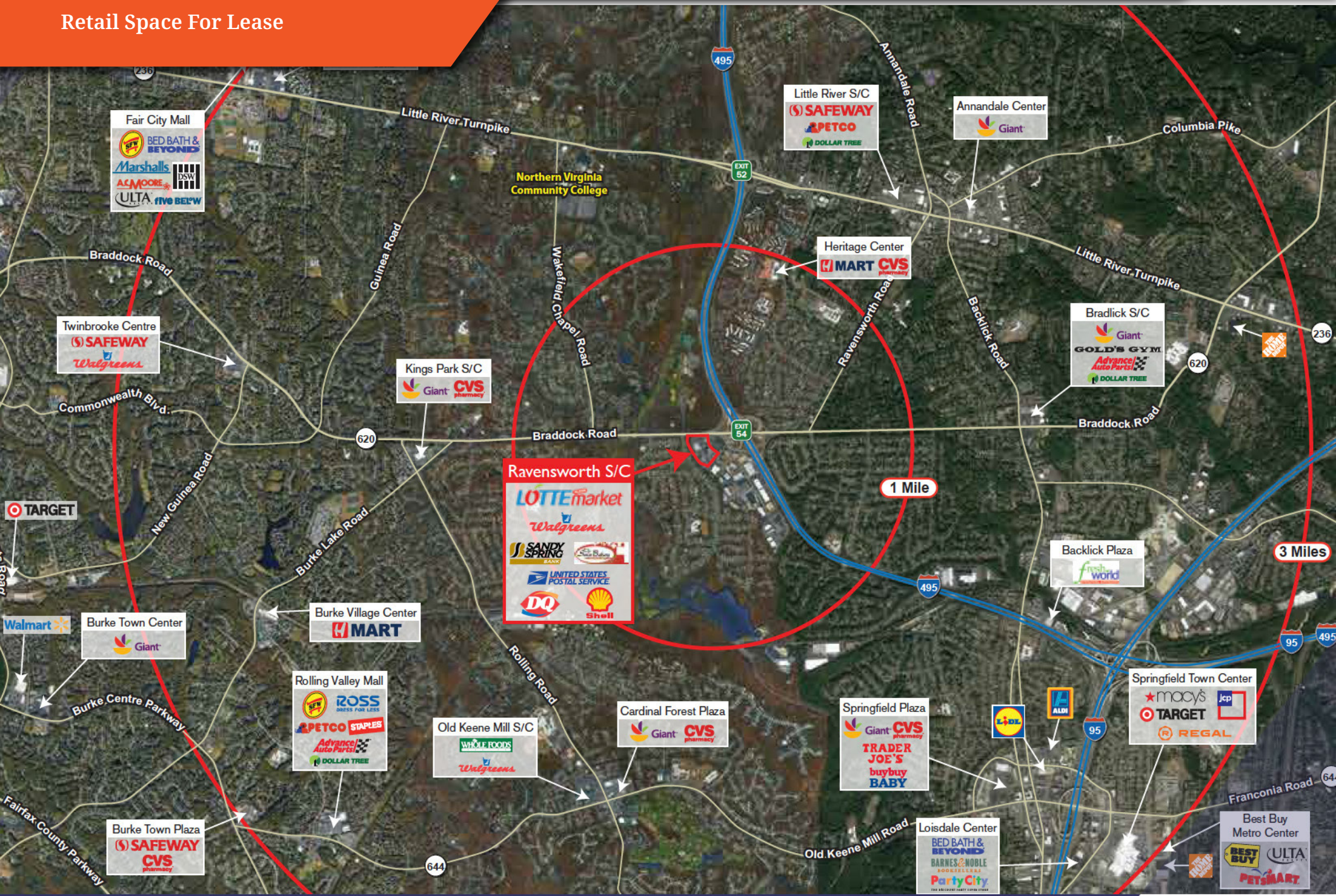


Ravenstworth Shopping Center

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Retail Space For Lease



Ravensthorpe Shopping Center

I-495 and Braddock Road | Springfield, VA 22151



Retail Space

Project Size: 121,000 SF

Available: 1,500 SF

Seeking cafe, family friendly retail. Please no nails, hair, Chinese, Mexican, or American food concepts, coffee, or bakery.

Traffic Counts: 235,000 AADT on I-495

71,000 AADT on Braddock Road

Demographics:

	1 Mile	3 Miles	5 Miles
Population	12,936	119,860	356,639
Households	3,976	38,473	123,636
Avg. HH Income	\$157,868	\$144,615	\$153,773



6842 Elm Street, Suite 106
McLean, VA 22101
(571) 526-1000
SVNprovidence.com

For Additional Information:

Rob Seidel
703.946.4984
robert.seidel@svn.com

Jeff Handler
703.969.3280
jeff.handler@svn.com

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