

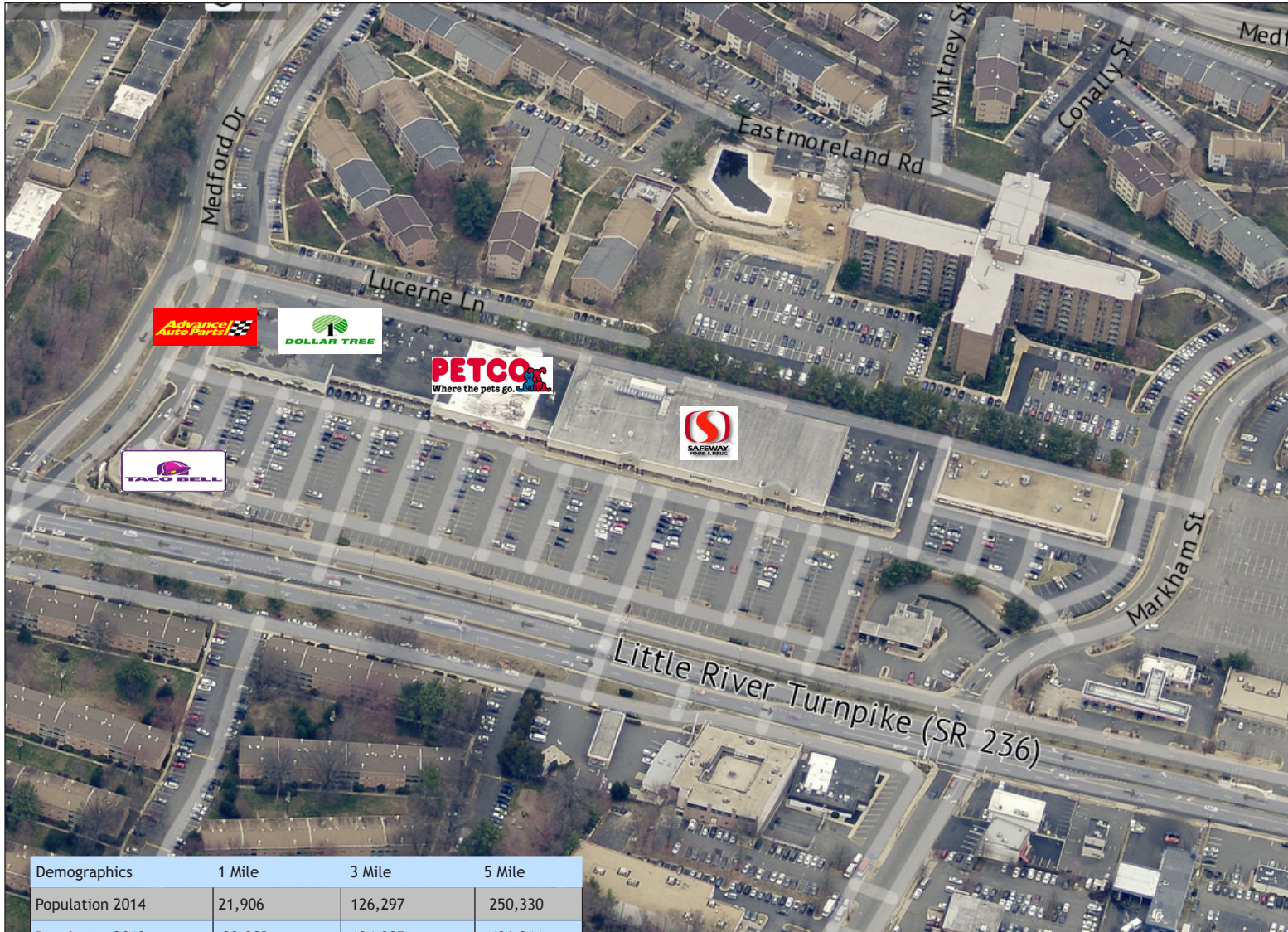
# LITTLE RIVER SHOPPING CENTER

Little River Turnpike (Rt. 236) & Markham Streets, Annandale, VA 22003

Retail Space Available: 3,497 SF | 2,500 SF



6824 Elm Street Suite 200  
 McLean, VA 22101  
 ph: 703.821.0500  
 fax: 703.442.7545  
 www.beattycos.com



Center Type: Neighborhood Center  
 Retail GLA: 137,861 SF

**Features:**  
 Dedicated Turn Lane  
 Pylon Sign  
 Signalized Intersection  
 Drive Thru

**Traffic Counts:** up to 41,902 VPD  
 on Little River Turnpike (Rt. 236)

**Anchor Tenants:**



**National Tenants:**



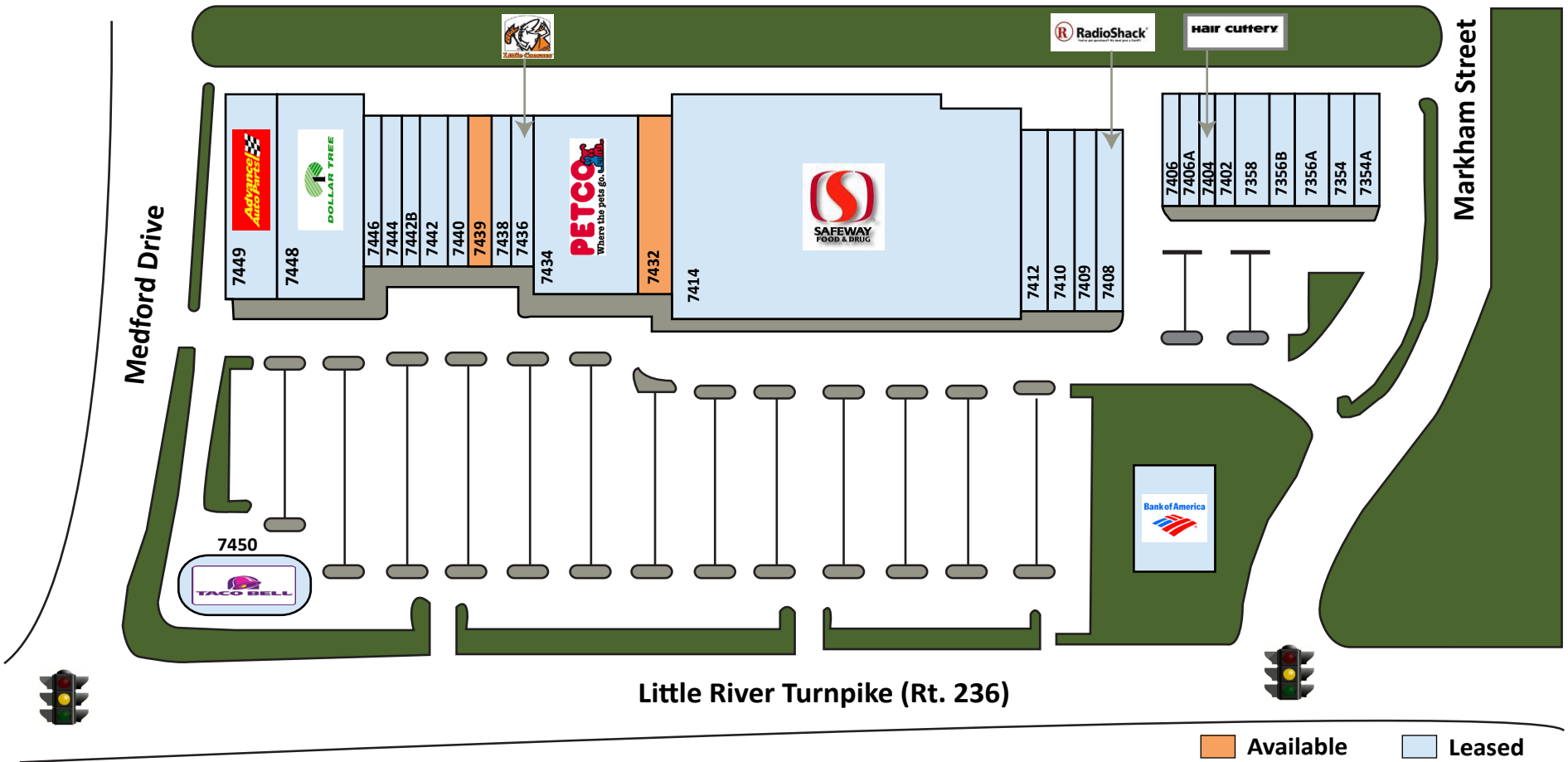
Little River Shopping Center is a very busy center just off of I-495, at Little River Turnpike (Rt. 236).

Demographics	1 Mile	3 Mile	5 Mile
Population 2014	21,906	126,297	250,330
Population 2019	23,382	134,985	486,311
Total Households	7,589	46,568	185,394
Average HH Income	\$92,768	\$119,223	\$115,655

Leasing Contact: Chris Saa | cell: 703.472.1151 | csaa@beattycos.com

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Available     Leased

Tenant List - Little River Turnpike (Rt. 236)

Space	Tenant	SF
7450 Pad	Taco Bell	7,301
7449	Advance Auto Parts	7,842
7448	Dollar Tree	12,258
7446	Barber Shop	1,200
7444	Dynasty Hair Salon	2,000
7442B	Beyond Nails Spa	2,000
7442	Pho Hot Restaurant	4,000
7440	GNC	1,500
7439	Available	2,500

Space	Tenant	SF
7438	Peking Cafe	1,400
7436	Little Caesars Pizza	1,500
7434	PETCO	12,700
7432	Available	3,497
7414	Safeway	50,347
7412	Parliament Cleaners	2,500
7410	Miso Cafe	2,981
7409	Foster Bank	2,050
7408	Radio Shack	2,515

Tenant List - Markham Street

Space	Tenant	SF
7406	Casa D'Mama Pizzeria	1,600
7406A	Nails Love	1,200
7404	Hair Cattery	1,600
7402	Health Village	1,680
7358	Baden Bar Restaurant	3,600
7356	Panaderia	2,400
7356A	Cafe Muse	2,400
7354	Dukes Cigar & Tobacco	1,000
7354A	Washington Christian Book	1,400

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