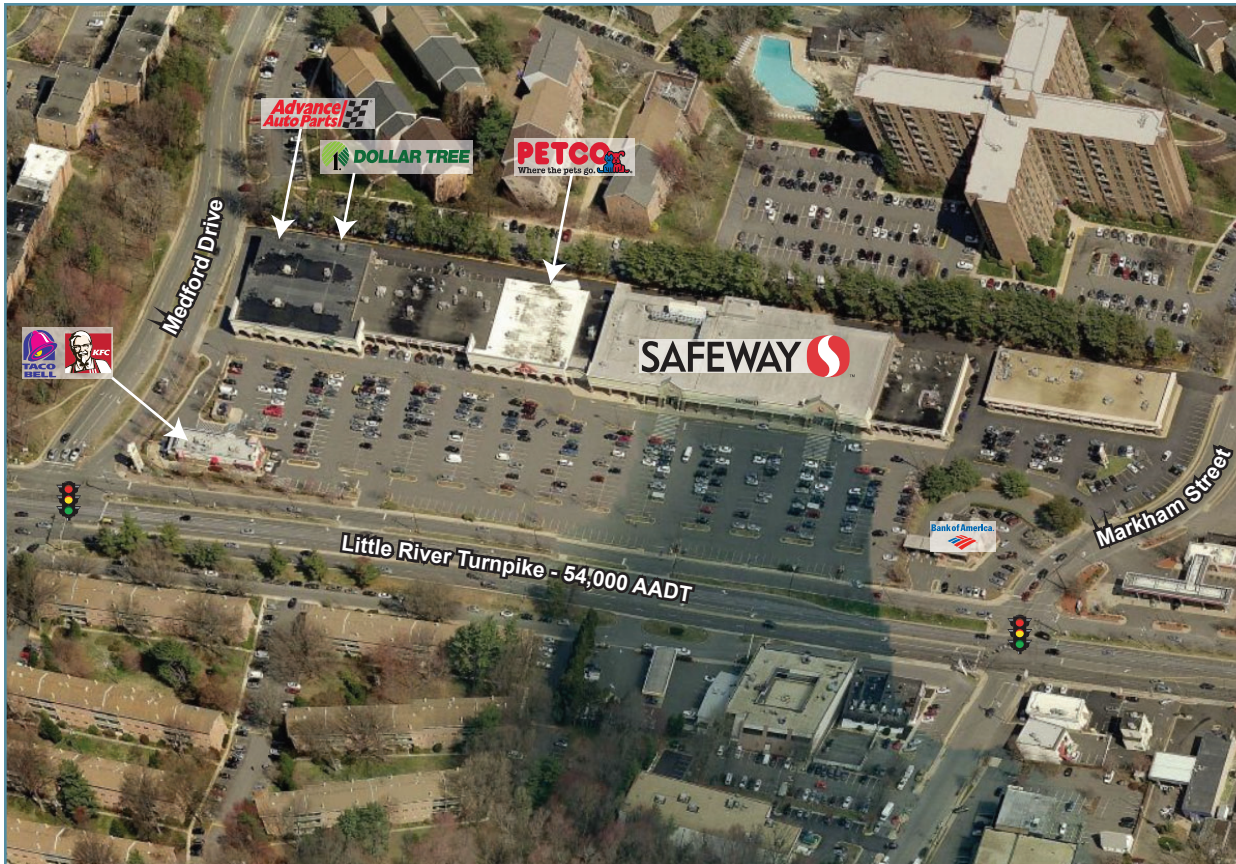


LITTLE RIVER SHOPPING CENTER

Little River Turnpike (Rte. 236) & Markham Street, Annandale, VA 22003



Little River Shopping Center is strategically located at the signalized intersection of Little River Turnpike (Route 236) and Markham Street. Positioned on the "going home side" of the road, Little River Shopping Center is the primary grocery anchored center between I-395 to the East and I-495 to the West. A great location, coupled with strong demographics, makes this center an ideal opportunity for national, regional and local retailers alike.

Retail Space Available:

1,500 SF | 2,515 SF

Center Type: Neighborhood Center

Retail GLA: 132,680 SF

Features: Signalized Intersection
Dedicated Turn Lane
Pylon Sign
Drive Thru

Parking: 552 Surface Spaces

Traffic Counts: 54,000 AADT on Little River Turnpike

Anchor Tenant:  


National/Regional Tenants:   


Demographics	1 Mile	3 Mile	5 Mile
Population 2021	21,358	117,412	438,313
Population 2026	21,403	118,061	448,675
Total Households	7,444	39,985	165,322
Average HH Income	\$107,871	\$145,973	\$144,940



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

LEASING CONTACT

Krista Eveland | 571.395.8028 | keveland@beattycos.com

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Space	Tenant
7450	Taco Bell/KFC
7448B	Advance Auto Parts
7448A	Dollar Tree
7446	Barber Shop
7444	Dynasty Hair Salon
7442B	Beyond Nails Spa
7442	Pho Hot Restaurant
7440	Available - 1,500 SF
7438B	Lotte Boutique

Space	Tenant
7438A	Peking Cafe
7436	Little Caesars Pizza
7434	Petco
7432	Annandale Urgent Care
7414	Safeway
7412	Parliament Cleaners
7410B	Miso Cafe
7410A	Bank of Hope
7408	Available - 2,515 SF

Space	Tenant
7406	Casa D'Mama Pizzeria
7406A	Nails Love
7404	Annandale Laundromat
7358	Baden Bar Restaurant
7356B	GopChang Story BBQ
7356A	Chicken House
7354	Duke Cigar & Tobacco
7354A	Washington Christian Book



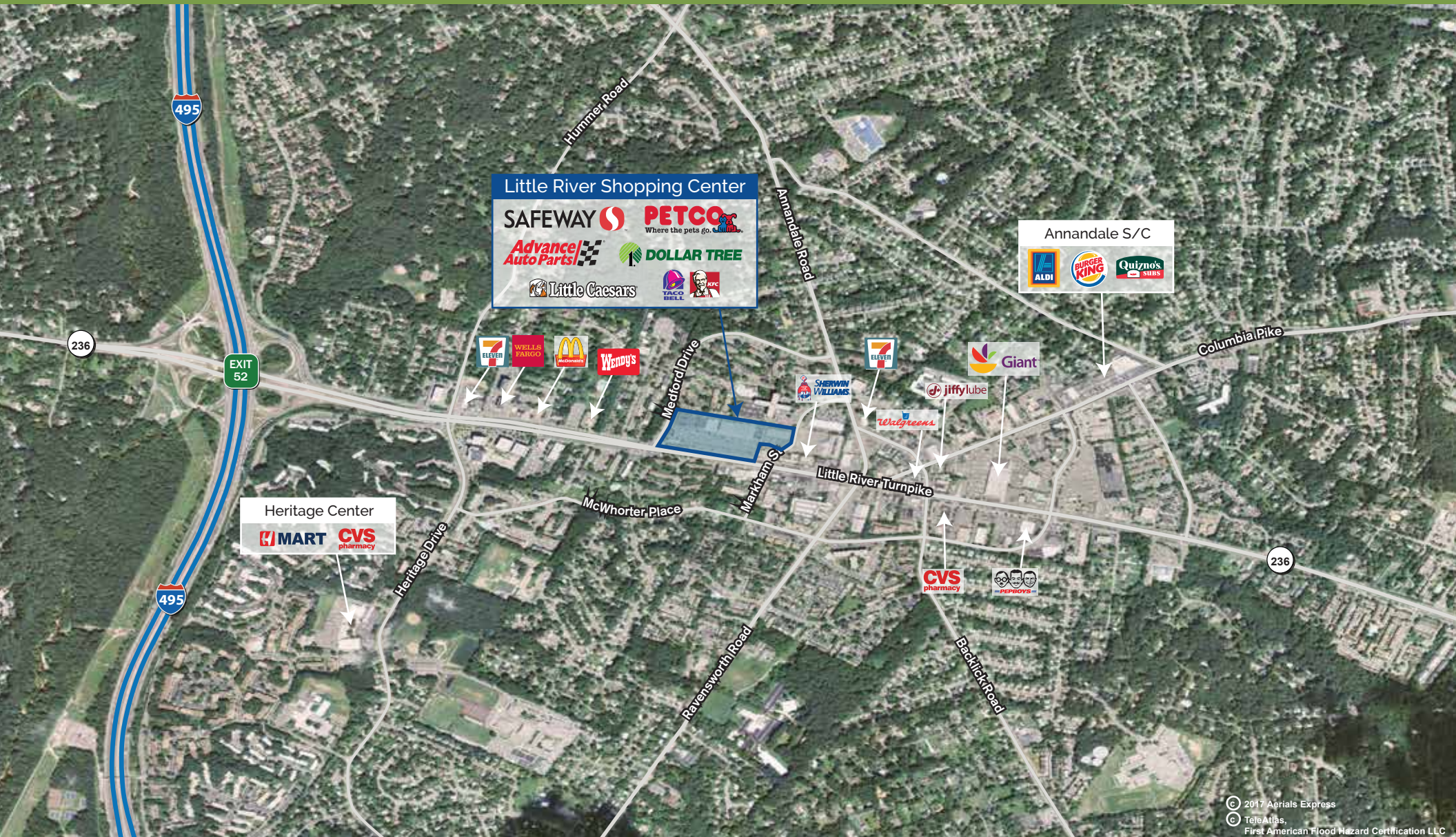
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