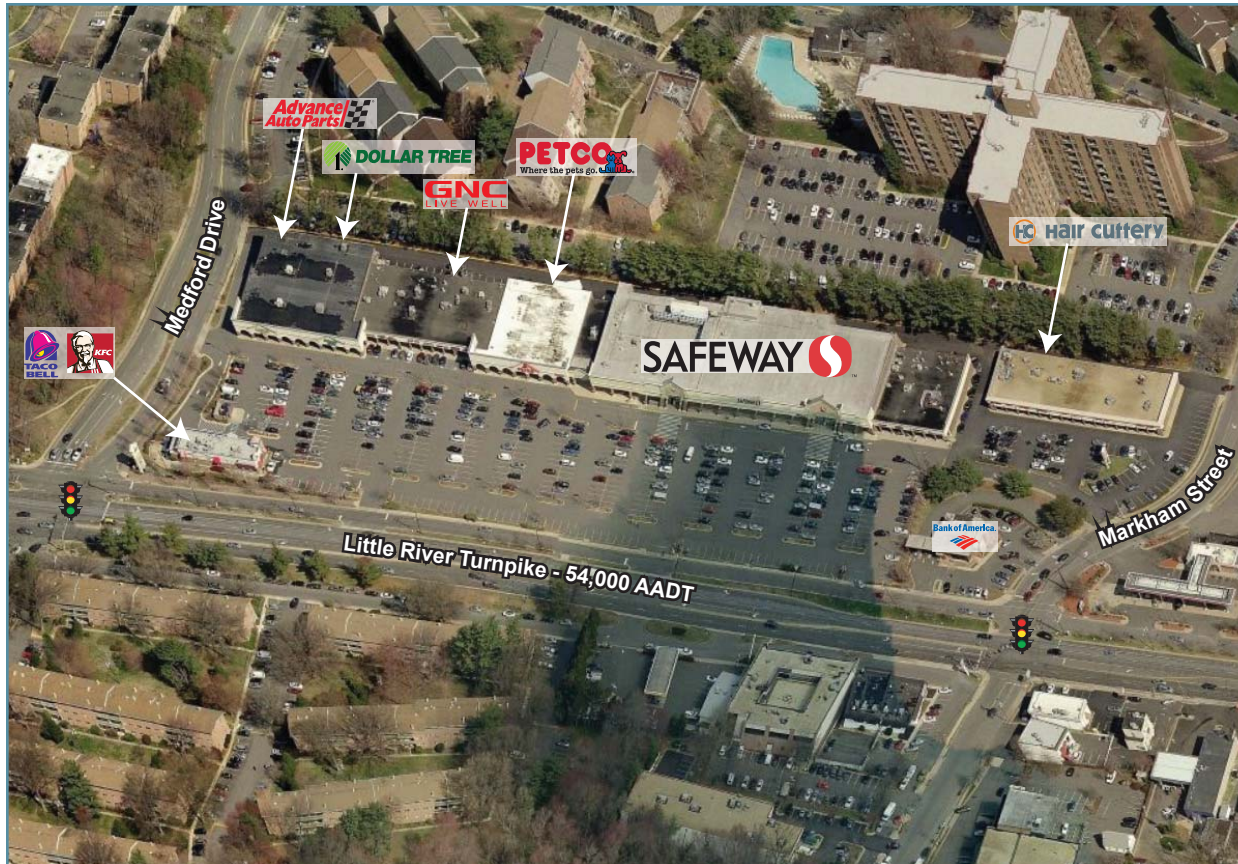


LITTLE RIVER SHOPPING CENTER

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:

2,515 SF

Center Type: Neighborhood Center

Retail GLA: 137,861 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: **SAFeway** **PETCO**
DOLLAR TREE

National/Regional Tenants: **Advance Auto Parts** **HC Hair Cuttery**

GNC **Little Caesars**



Demographics	1 Mile	3 Mile	5 Mile
Population 2016	21,695	118,406	432,706
Population 2021	22,271	121,540	448,959
Total Households	7,617	40,619	162,965
Average HH Income	\$90,873	\$126,920	\$124,306



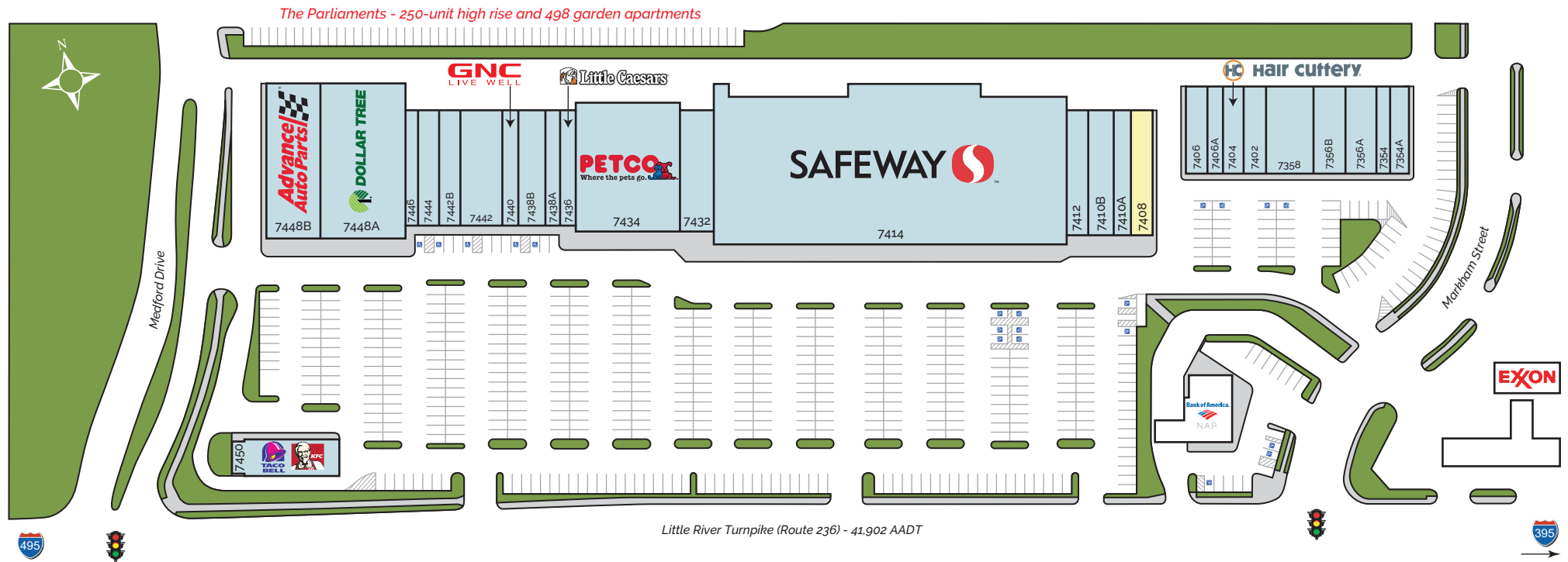
6824 Elm Street, Suite 200, McLean, VA 22101
ph: 703.821.0500 | fax: 703.442.7545 | BeattyCos.com

LEASING CONTACT

Brian Rosenberg | 571.395.8023 | brosenberg@beattycos.com

LITTLE RIVER SHOPPING CENTER

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



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

Space	Tenant	SF
7408	Available	2,515
7410A	BBCN Bank	2,050
7410B	Miso Cafe	2,981
7412	Parliament Cleaners	2,500
7414	Safeway	50,347
7432	Annandale Urgent Care	3,497
7434	Petco	12,250
7436	Little Caesars Pizza	1,500
7438A	Peking Cafe	1,400

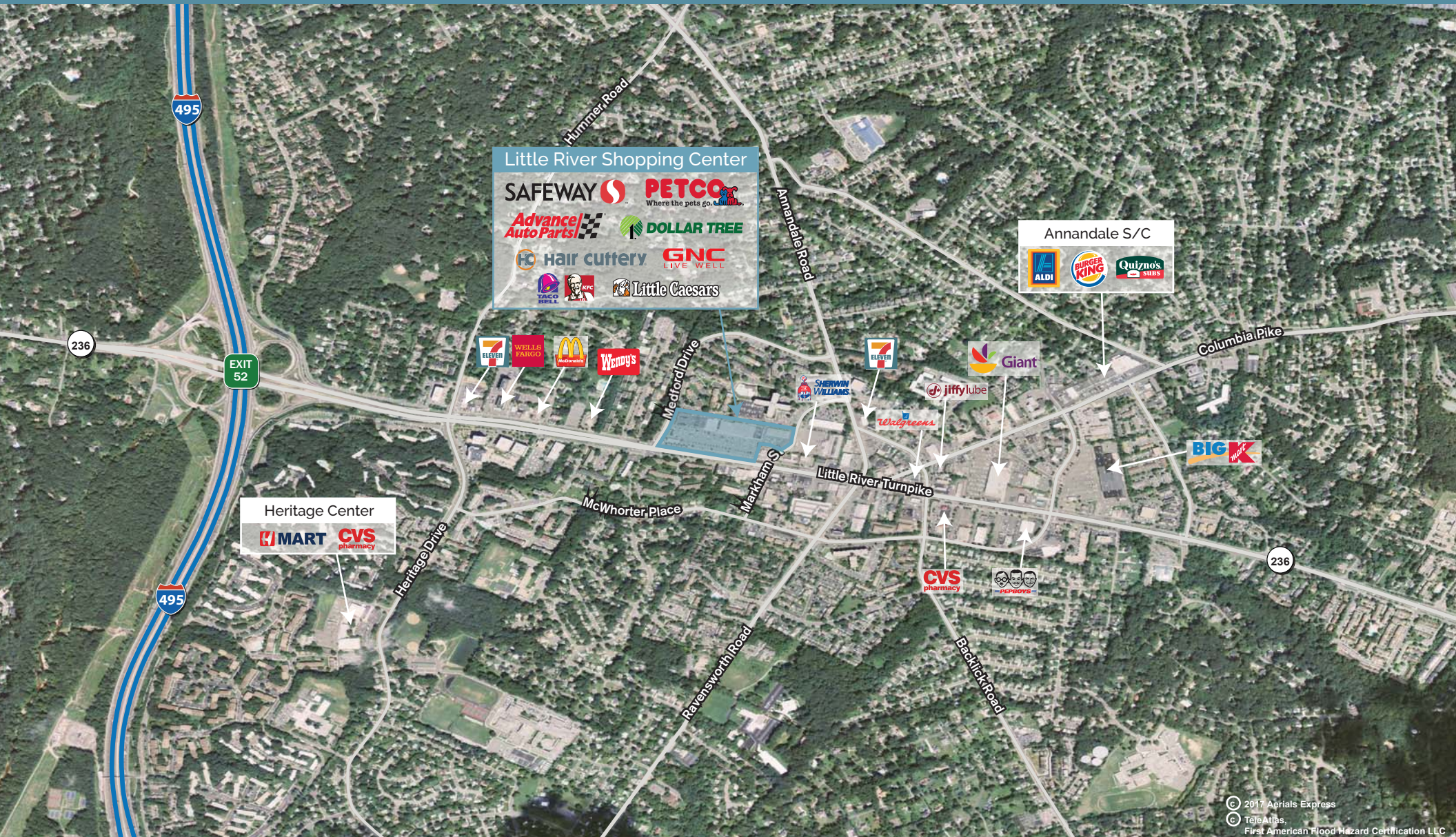
Space	Tenant	SF
7438B	Lotte Boutique	2,500
7440	GNC	1,500
7442	Pho Hot Restaurant	4,000
7442B	Beyond Nail Salon	2,000
7444	Dynasty Hair Salon	2,000
7446	Barber Shop	1,200
7448A	Dollar Tree	12,258
7448B	Advanced Auto	7,842
7450	Taco Bell/KFC	5,295

LEASING CONTACT

Brian Rosenberg | 571.395.8023 | brosenberg@beattycos.com

LITTLE RIVER SHOPPING CENTER

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



© 2017 Aerials Express
© TeleAtlas
First American Flood Hazard Certification LLC

LEASING CONTACT

Brian Rosenberg | 571.395.8023 | brosenberg@beattycos.com