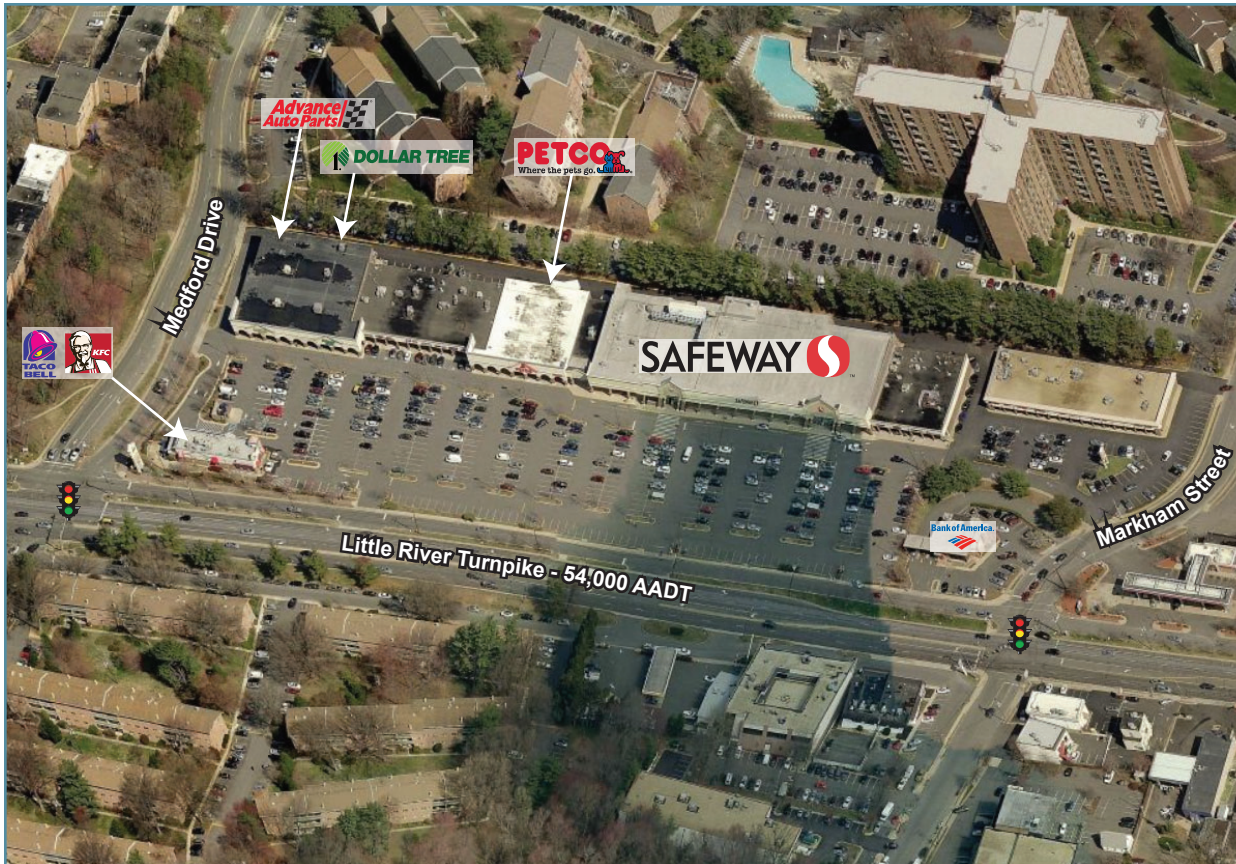


LITTLE RIVER AND MARKHAM SHOPPING CENTER

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:

3,497 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: **SAFeway** **PETCO**
DOLLAR TREE

National/Regional Tenants: **Advance Auto Parts** **TACO BELL** **KFC**
The UPS Store **Little Caesars**

Demographics	1 Mile	3 Mile	5 Mile
Population 2025	22,982	121,537	447,145
Population 2030	23,105	121,110	451,230
Total Households	7,393	39,934	163,132
Average HH Income	\$133,300	\$175,032	\$170,387



8201 Greensboro Drive, Suite 335, McLean, VA 22102
ph: 703.821.0500 | fax: 703.442.7545 | BeattyCos.com

LEASING CONTACT

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LITTLE RIVER AND MARKHAM SHOPPING CENTER

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



Little River Turnpike (Route 236) - 54,000 AADT

Space	Tenant
7450	Taco Bell/KFC
7448B	Advance Auto Parts
7448A	Dollar Tree
7446	AS Barbershop
7444	Dynasty Hair Salon
7442B	Beyond Nails Spa
7442	Pho Hot Restaurant
7440	The UPS Store - Coming Soon
7438B	Lotte Boutique

Space	Tenant
7438A	Peking Cafe
7436	Little Caesars Pizza
7434	Petco
7432	Available - 3,497 SF
7414	Safeway
7412	Parliament Cleaners
7410B	Miso Cafe
7410A	PromiseOne Bank
7408	Synergy Cabinets

Space	Tenant
7406	Casa De Janet Pizzeria
7406A	Nails Love
7404	Annandale Laundromat
7358	Issho Sushi and Izakaya
7356B	GopChang Story BBQ
7356A	Chicken House
7354B	Duke Cigar & Tobacco
7354A	Washington Christian Book



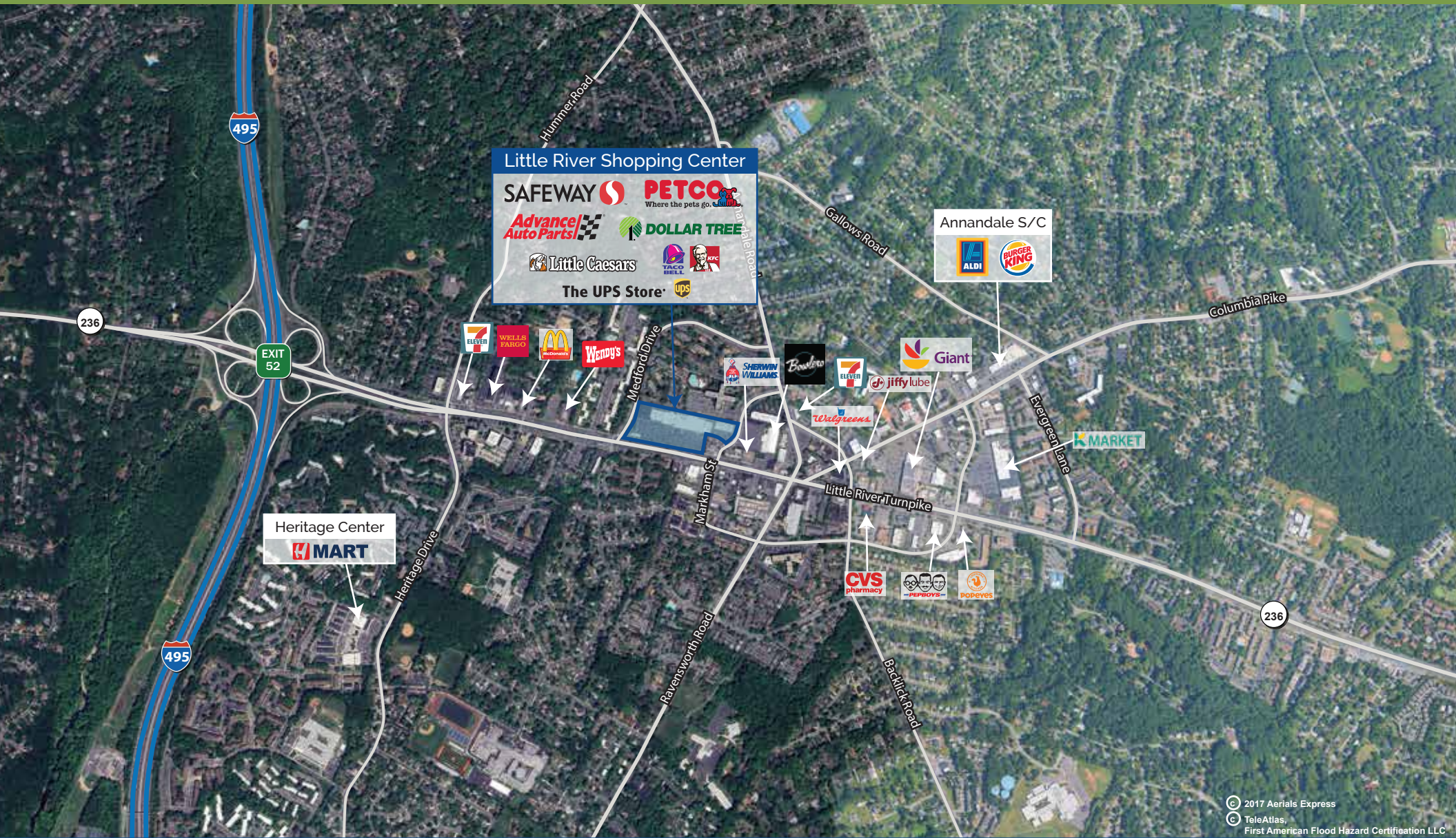
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