

FOR LEASE

AVAILABLE 2,570 SF**2ND GENERATION RESTAURANT IN THE BRADLICK SHOPPING CENTER****Lease Rate:
Negotiable**

PROPERTY OVERVIEW

Bradlick Shopping Center is a highly visible community hub anchored by Giant, a leading grocer, and featuring a diverse mix of local and national tenants. According to Placer.ai, it ranks in the top 10% of shopping centers in Virginia, with 2.5 million visits recorded over the past year. The 2nd Generation Restaurant space available for lease includes large windows and café-style seating.

This center is home to established restaurants such as Kabobistan Mediterranean Cuisine, Pho Cong Ly Noodle & Grill, and Mae Ornnit Thai Kitchen, providing a solid customer base for new tenants.

DEMOGRAPHICS

	0.5 MILES	1 MILE	1.5 MILES
Households:	877	3,390	9,419
Population:	2,803	10,761	29,257
Avg HH Income:	\$181,068	\$173,854	\$164,328

PROPERTY HIGHLIGHTS

- Outstanding visibility with 59,000 VPD at the intersection of Backlick & Braddock Rd
- Anchored by Giant driving high foot traffic
- Less than 3 miles from the I-95, I-395, & I-495 Interchange
- Convenient access to Route 236 and direct access from Route 620
- Neighboring national retailers: Starbucks, Subway, McDonald's, Advanced Auto Parts, Gold's Gym, Dollar Tree, UPS, and PNC Bank

AVAILABLE SPACES

6920 Braddock Rd**2,750 SF****FOR FURTHER INFORMATION, PLEASE CONTACT:****ERIK ULSAKER** • erik.ulsaker@divaris.com • 703.861.0373**SHADI AYYOUBI** • shadi.ayyoubi@divaris.com • 703.946.6003

2ND GENERATION RESTAURANT IN THE BRADLICK SHOPPING CENTER

6920 BRADDOCK ROAD, ANNANDALE, VA 22003

ADDITIONAL PHOTOS



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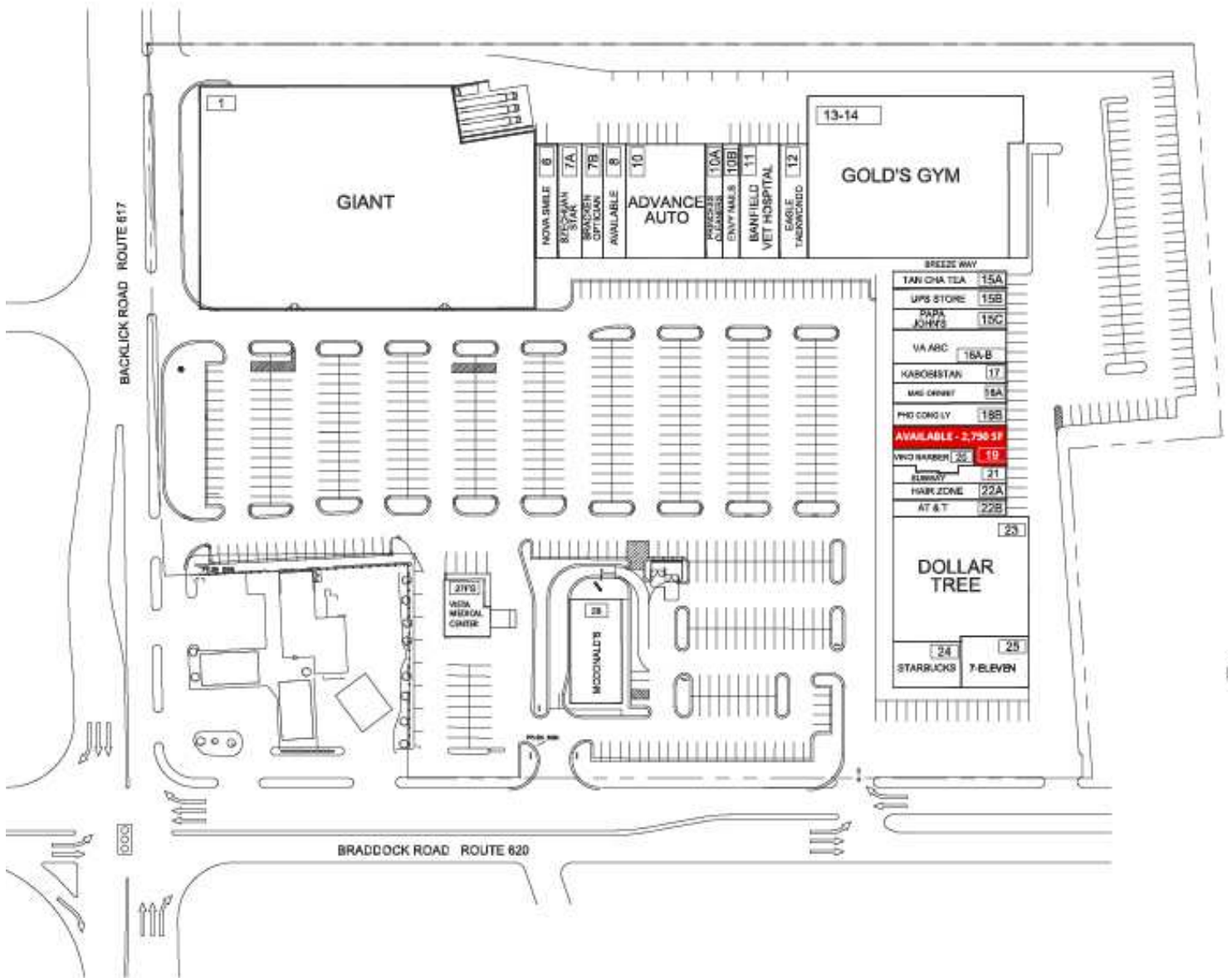


8150 Leesburg Pike, Suite 501, Tysons, VA 22182 | www.divaris.com

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SITE PLAN | 2,750 SF AVAILABLE



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RETAILER MAP

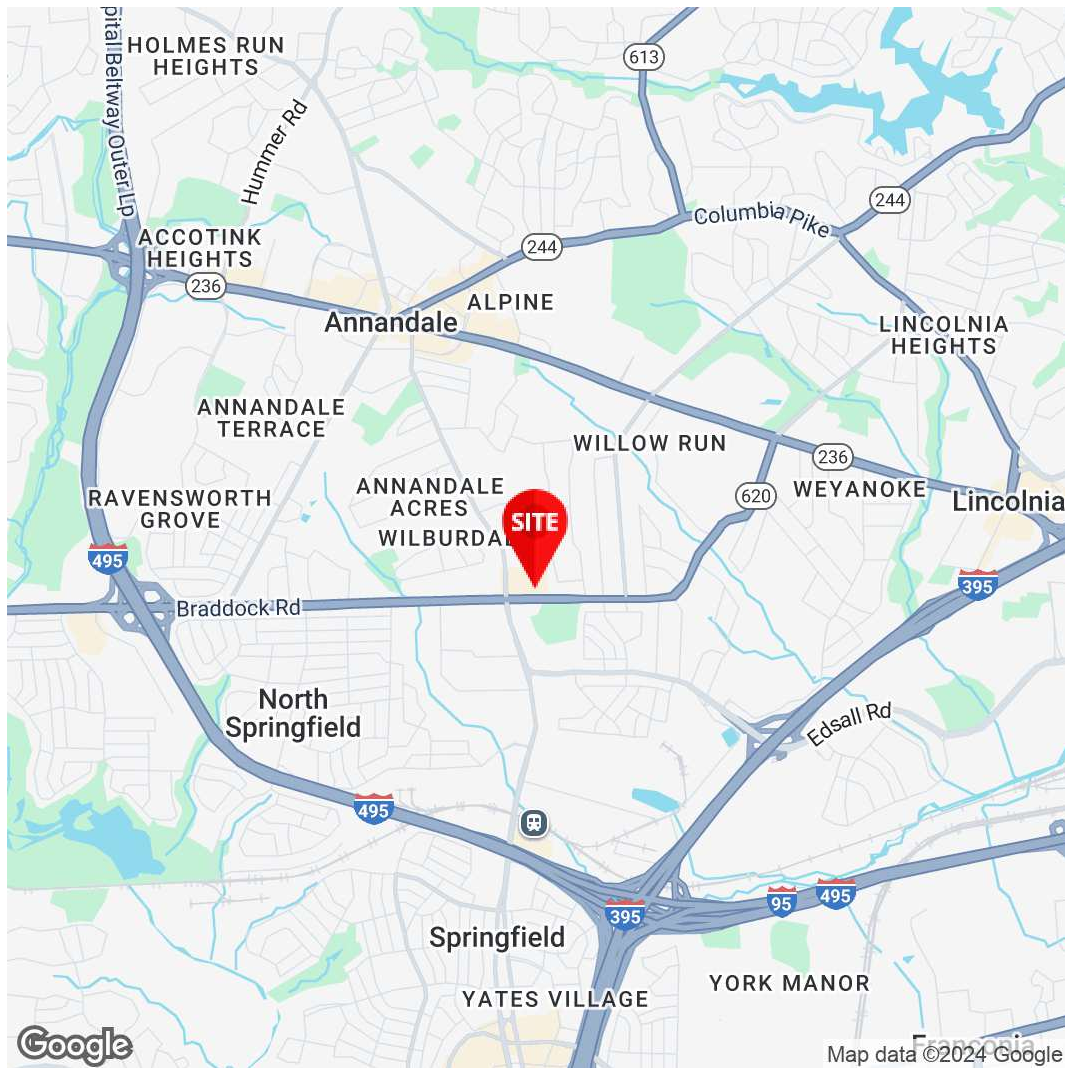


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