ROLLING VALLEY Burke, VA 22015

PROJECT FACTS
GLA: 237,250 SF

▶ Center is located in affluent Fairfax County where the HH median income is $124,831 and ranks as the 2nd wealthiest county in the U.S. as published by the Census Bureau (2021)

▶ 61.1% of county residents have a Bachelor's Degree or higher

▶ Over 30,000 vehicles drive by the center daily

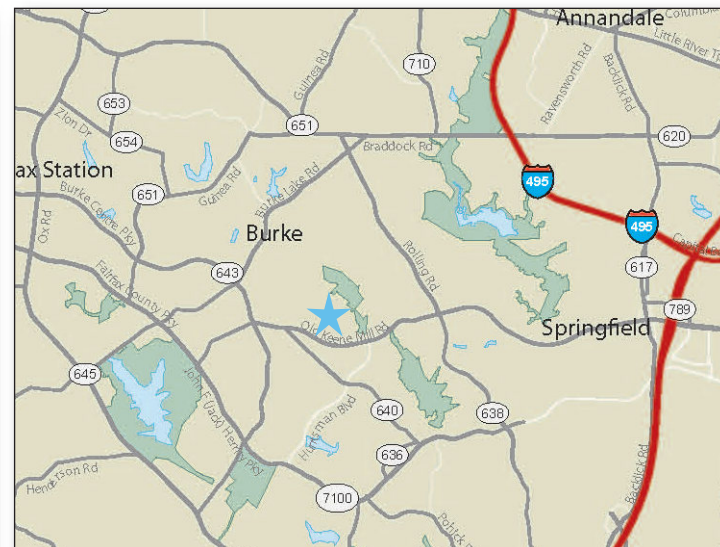▶ Lidl, one of the area's fastest growing grocers, opened in 2020

FEATURED TENANTS
Lidl, Ross Dress for Less, Staples, Petco, OneLife Fitness

2024 DEMOGRAPHICS

	Population	Avg HH Income	Households
1 mile	16,389	$216,024	5,300
3 mile	110,832	$227,580	36,701
5 mile	244,911	$213,717	78,683

2024 ESRI

LOCATION
Old Keene Mill Road & Shiplett Boulevard - Burke, VA
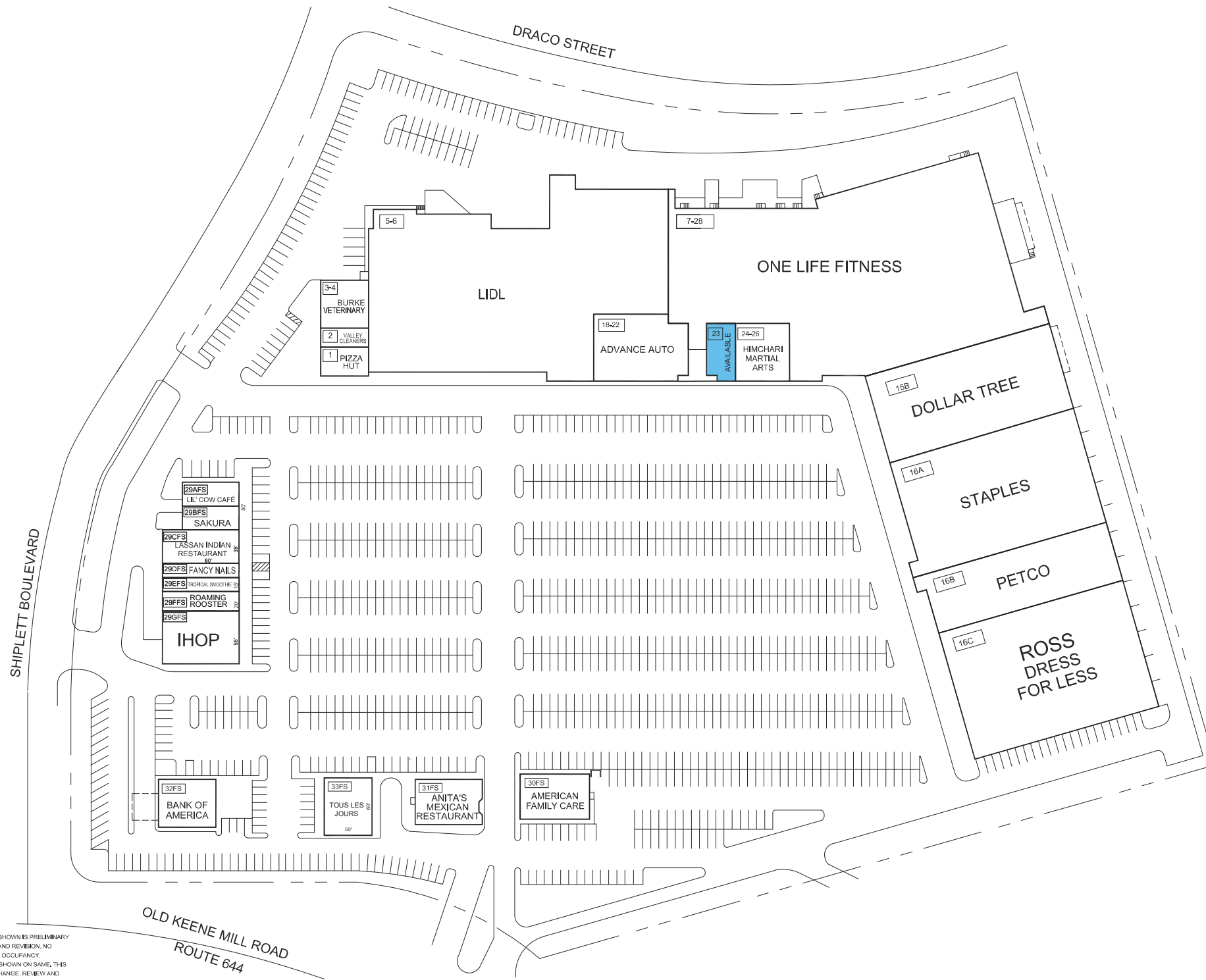
LEASING CONTACT
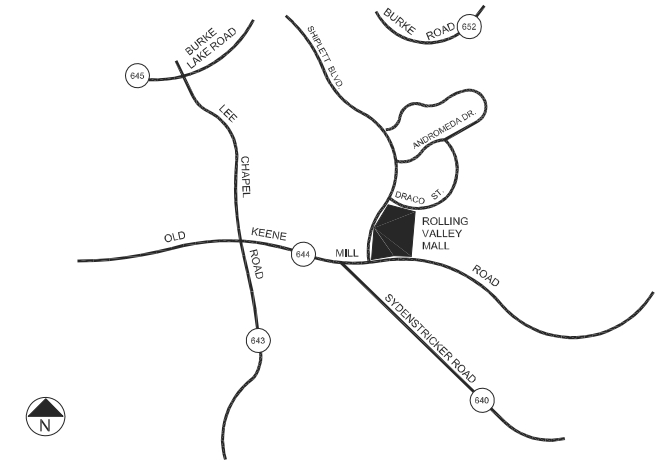Andrew Iszard
202.736.2827 I AndrewIszard@combined.biz

Shiplett Blvd

Old Keene Mill Rd

Combined Properties

Combined Properties

ROLLING VALLEY

BURKE, VIRGINIA

DRACO STREET

5-6

ONE LIFE FITNESS

3-4
BURKE VETERINARY

LIDL

2 VALLEY CLEANERS

1 PIZZA HUT

18-22

ADVANCE AUTO

23 AVAILABLE

24-26
HIMCHARI MARTIAL ARTS

7-28

15B

DOLLAR TREE

16A

STAPLES

16B

PETCO

16C

ROSS DRESS FOR LESS

29AFS LIL' COW CAFÉ
29BFS SAKURA
29CFS LASSAN INDIAN RESTAURANT
29DFS FANCY NAILS
29EFS TROPICAL SMOOTHIE
29FFS ROAMING ROOSTER
29GFS

IHOP

SHIPLETT BOULEVARD

32FS
BANK OF AMERICA

33FS
TOUS LES JOURS

31FS
ANITA'S MEXICAN RESTAURANT

30FS
AMERICAN FAMILY CARE

OLD KEENE MILL ROAD
ROUTE 644

50'   100'
APPROX. SCALE

LEASING PLAN

N

TENANT ROSTER

1	PIZZA HUT	1,250 SF	24-26	HIMCHARI MARTIAL ARTS	3,300 SF
2	VALLEY CLEANERS	1,000 SF	29AFS	LIL' COW CAFÉ	1,500 SF
3-4	BURKE VETERINARY	2,750 SF	29BFS	SAKURA	1,500 SF
5-6	LIDL	49,284 SF	29CFS	LASSAN INDIAN RESTAURANT	2,764 SF
7-28	ONE LIFE FITNESS	61,345 SF	29DFS	FANCY NAILS	1,200 SF
15B	DOLLAR TREE	16,345 SF	29EFS	TROPICAL SMOOTHIE	1,200 SF
16A	STAPLES	26,232 SF	29FFS	ROAMING ROOSTER	1,600 SF
16B	PETCO	13,296 SF	29GFS	IHOP	4,400 SF
16C	ROSS DRESS FOR LESS	27,000 SF	30FS	AMERICAN FAMILY CARE	3,400 SF
18-22	ADVANCE AUTO	6,140 SF	31FS	ANITA'S MEXICAN REST.	4,000 SF
23	AVAILABLE	1,650 SF	32FS	BANK OF AMERICA	3,000 SF
			33FS	TOUS LES JOURS	3,058 SF

PARKING PROVIDED =
PARKING REQUIRED =
GLA AS PER RENT ROLL = 237,215 SF
ZONED = C-6
REV. DATE = JUL 2024

ROLLING VALLEY

SHIPPLETT BLVD. & OLD KEENE MILL ROAD
BURKE, VIRGINIA 22015