

# CENTRE RIDGE MARKETPLACE

CENTREVILLE, VA

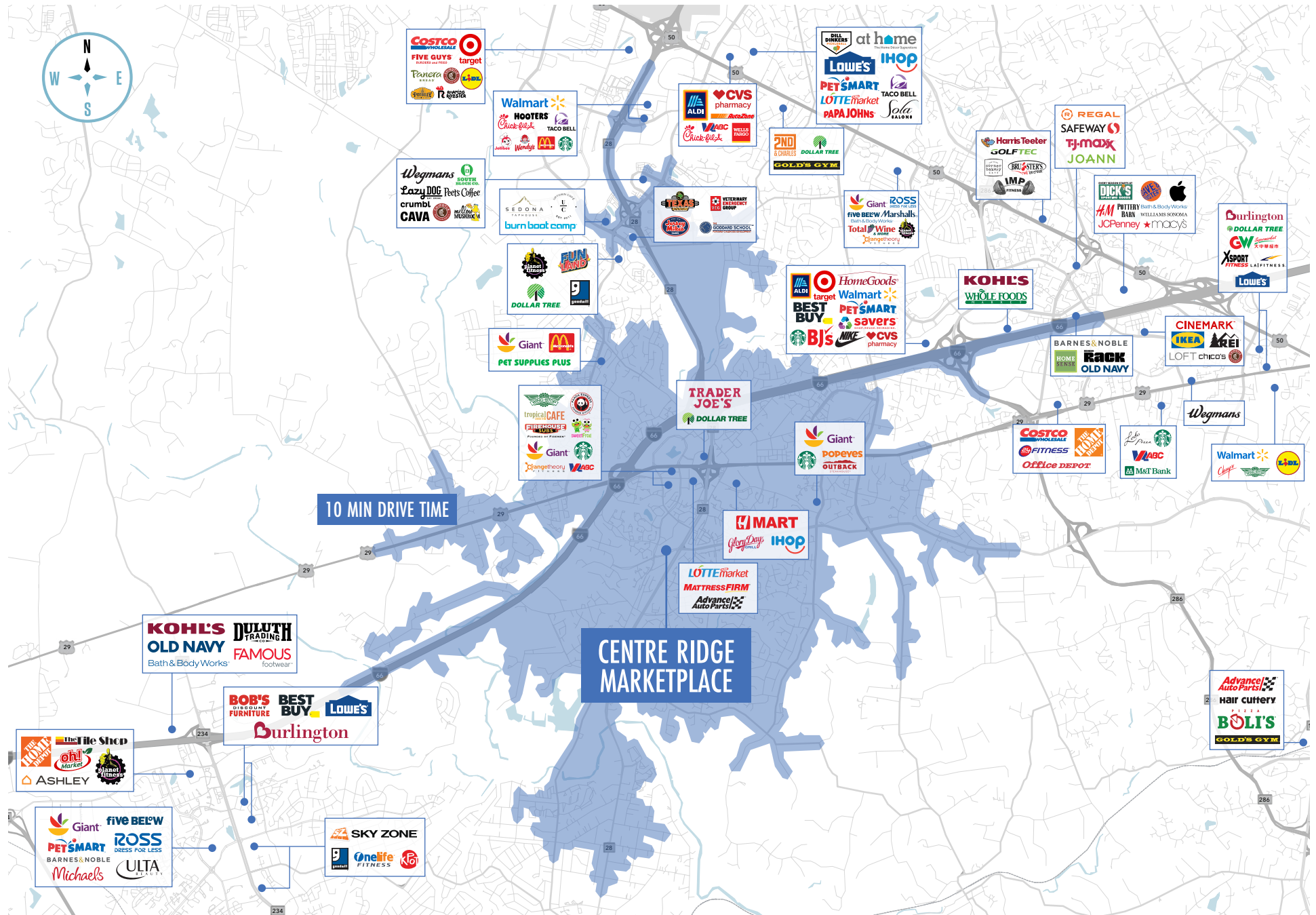


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# THE NEIGHBORHOOD



# DEMOGRAPHICS



|                              | 1 MILE        | 3 MILE          | 5 MILE          | 7 MIN DRIVE   | 10 MIN DRIVE    |
|------------------------------|---------------|-----------------|-----------------|---------------|-----------------|
| POPULATION                   | 23,486        | 93,561          | 226,377         | 26,243        | 69,172          |
| AVERAGE HH INCOME            | \$168,375     | \$195,958       | \$179,626       | \$170,917     | \$185,917       |
| DAYTIME POPULATION           | 16,687        | 67,426          | 226,472         | 18,773        | 52,996          |
| HOUSEHOLDS                   | 8,375         | 31,253          | 75,924          | 9,487         | 23,524          |
| MEDIAN AGE                   | 36.9          | 39.3            | 38.4            | 36.4          | 37.3            |
| FOOD AWAY FROM HOME SPENDING | \$52,272,822  | \$223,206,059   | \$500,393,666   | \$60,679,964  | \$161,385,221   |
| RETAIL GOODS SPENDING        | \$362,288,672 | \$1,570,979,428 | \$3,499,846,424 | \$415,736,543 | \$1,120,196,114 |



**58,072 ADT**  
CENTREVILLE RD



**10,923 ADT**  
CENTERWOOD DR

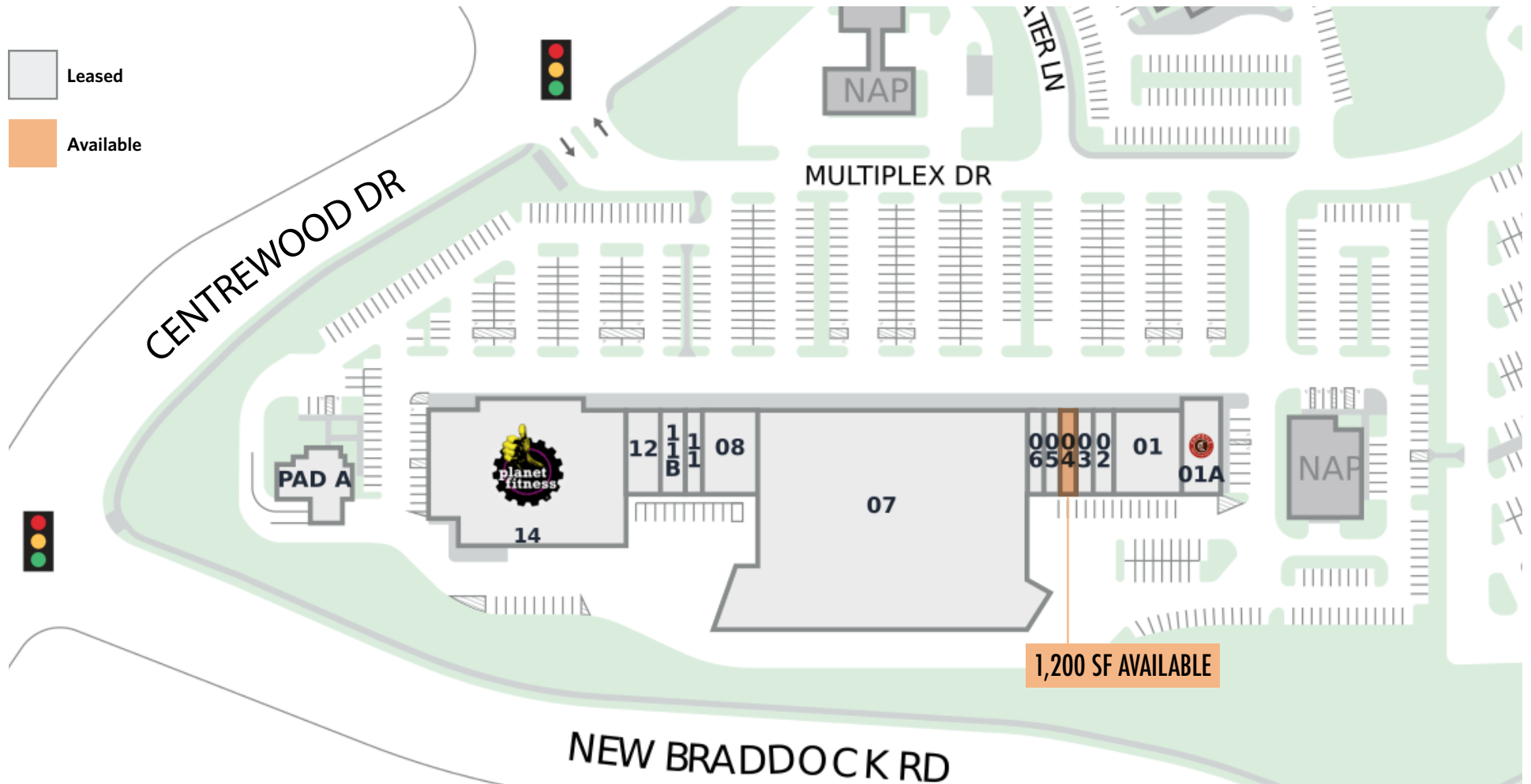


**6,752 ADT**  
MACHEN RD



**6,249 ADT**  
NEW BRADDOCK RD

# SITE PLAN



| #         | TENANT                 | SF           |
|-----------|------------------------|--------------|
| 01        | AQUA TOTS SWIM SCHOOL  | 5,703        |
| 01A       | CHIPOTLE MEXICAN GRILL | 2,608        |
| 02        | PIVOT PHYSICAL THERAPY | 1,550        |
| 03        | DEVLIN BARBERSHOP      | 1,200        |
| <b>04</b> | <b>AVAILABLE</b>       | <b>1,200</b> |
| 05        | VEGAN NAILS & SPA      | 1,200        |
| 06        | YOUNG CHOU CAFE        | 1,200        |

| #   | TENANT                  | SF     |
|-----|-------------------------|--------|
| 07  | COAST GUARD EXCHANGE    | 55,138 |
| 08  | BEURRED                 | 4,040  |
| 11  | K-WINGS KOREAN KITCHEN  | 1,294  |
| 11B | HAO RU RESTAURANT       | 1,986  |
| 12  | ANTHONY'S PIZZA KITCHEN | 2,480  |
| 14  | PLANET FITNESS          | 24,500 |

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