

<<< BURKE TOWN PLAZA >>>

Next[®]
REALTY
MID-ATLANTIC



FOR LEASE

**1,500 SF -
UP TO 8,607 SF 2ND
FLOOR SPACE
AVAILABLE**

Old Keene Mill Rd. & Lee
Chapel Rd. Burke, VA 22015

**JOIN NATIONAL
TENANTS:**



**INTERESTED IN MORE INFORMATION?
CONTACT:**

ANDREW ROSE:
arose@nextrealtymidatlantic.com
703.442.8837

GRAY MCGREGOR:
gmcgregor@nextrealtymidatlantic.com
703.442.8834


MARKET OVERVIEW

PROPERTY HIGHLIGHTS


- Rare grocery anchored 137,755 SF shopping center in under-served Burke trade area
- Dense suburban market with strong consumer purchasing power (\$140,849 median household income)
- Located at a high-trafficked intersection: Old Keene Mill Road (22,673 AADT) and Lee Chapel Road (24,830 AADT)
- Ample parking available: 582 spaces

1 MILE SNAPSHOT

 **15,490**
Population

 **\$148,367**
Median Household Income

 **\$614,813**
Owner Occupied Median Home Value

 **67.1%**
People with a Bachelor Degree or Higher

 **507**
Total Businesses

 **3,455**
Employees

DEMOGRAPHICS*

	1-mile	3-miles	5-miles
Population	15,490	108,764	241,449
Households	4,971	35,792	76,754
Median HH Income	\$148,367	\$151,030	\$144,568
Daytime Population	7,912	52,232	134,620

*Demographics are 2022 Estimates © 2023 SITES USA, Inc.

TRAFFIC COUNTS



26,157 AADT
Old Keene Mill Rd

30,705 AADT
Lee Chapel Rd

2022 Traffic Counts

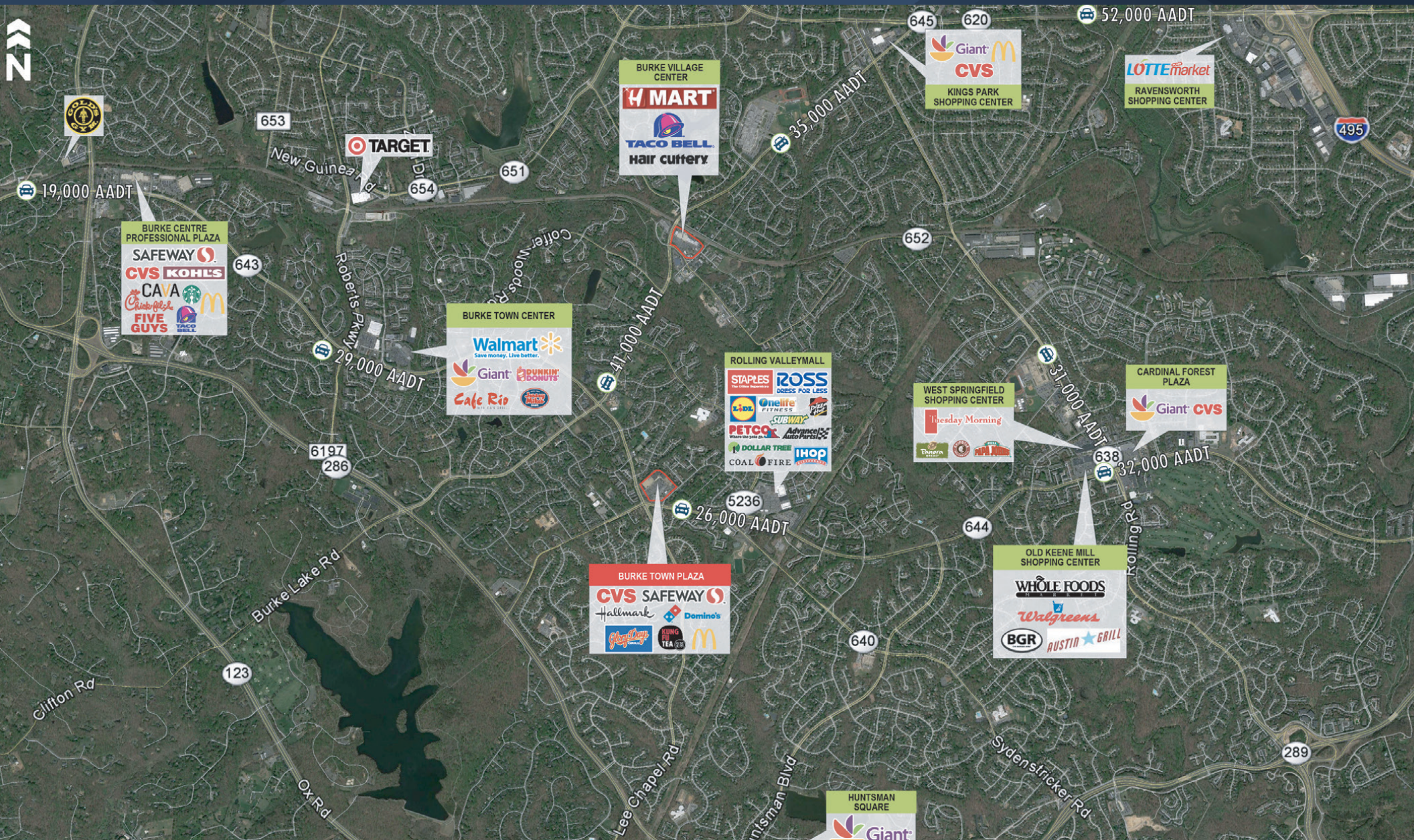
INTERESTED IN MORE INFORMATION?
CONTACT:

ANDREW ROSE:
arose@nextrealtymidatlantic.com
703.442.8837

GRAY MCGREGOR:
gmcgregor@nextrealtymidatlantic.com
703.442.8834



THE TRADE AREA



INTERESTED IN MORE INFORMATION?
 CONTACT:

ANDREW ROSE:
 arose@nextrealtymidatlantic.com
 703.442.8837

GRAY MCGREGOR:
 gmccgregor@nextrealtymidatlantic.com
 703.442.8834



SITE PLAN

1. Hallmark Creations	6,150 SF
2. Safeway	53,495 SF
3. CVS	12,380 SF
4. Eyecare About Eyes	1,700 SF
5. AT LEASE	1,500 SF
6. Virginia ABC Store	3,600 SF
7. AVAILABLE	650 SF
8. AVAILABLE	875 SF
9. Sana's Hair Design	1,600 SF
10. Rafagino	1,600 SF
11. Elite MA Center	2,700 SF
12. SweetFrog	1,240 SF
13. Flowers N Ferns	1,280 SF
14. Burke Town Nails	1,310 SF
15. Burke Cigar	1,320 SF
16. Cambridge Educational	2,250 SF
17. Shammas Jewelers	700 SF
18. El Pueblo	2,180 SF
19. Hunan of Burke	1,860 SF
20. Beijing Tokyo Asian Bistro	2,000 SF
21. AT&T	1,750 SF
22. AT LEASE	2,250 SF
23. Joint Chiropractic	1,280 SF
25. Orange Theory Fitness	2,720 SF
26. Domino's Pizza	1,440 SF
27. Burke Town Barber	1,140 SF
28. Kung Fu Tea	1,400 SF
29. AVAILABLE	2,145 SF
30. Glory Days Grill	5,700 SF
31. Burke & Herbert Bank	2,009 SF
32. NFCU ATM	304 SF
33. McDonald's	3,145 SF
34. AVAILABLE	1,699 SF
36. AVAILABLE	945 SF
37. AVAILABLE	1,889 SF
38. AVAILABLE	1,080 SF
39. AVAILABLE	845 SF
40. AVAILABLE	624 SF



INTERESTED IN MORE INFORMATION?
CONTACT:

ANDREW ROSE:
arose@nextrealtymidatlantic.com
703.442.8837

GRAY MCGREGOR:
gmcgregor@nextrealtymidatlantic.com
703.442.8834

Next
REALTY
MID-ATLANTIC



<< BURKE TOWN PLAZA >>>

**LOOKING FOR MORE INFORMATION?
CONTACT:**

ANDREW ROSE:
arose@nextrealtymidatlantic.com
703.442.8837

GRAY MCGREGOR:
gmcgregor@nextrealtymidatlantic.com
703.442.8834