

BRAEMAR VILLAGE CENTER

12821 Braemar Village Plaza, Bristow, VA, 20136



WASHINGTON, D.C.

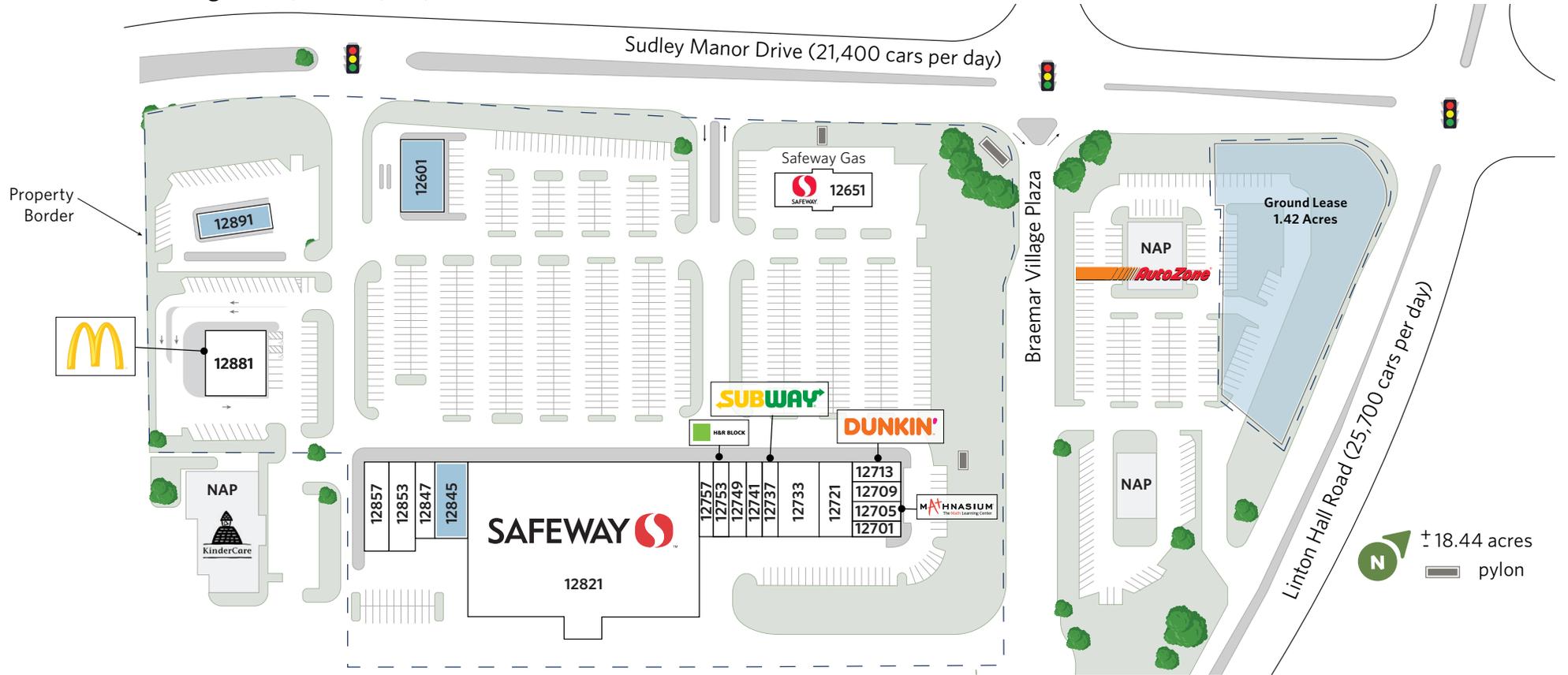
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BRAEMAR VILLAGE CENTER LEASING PLAN

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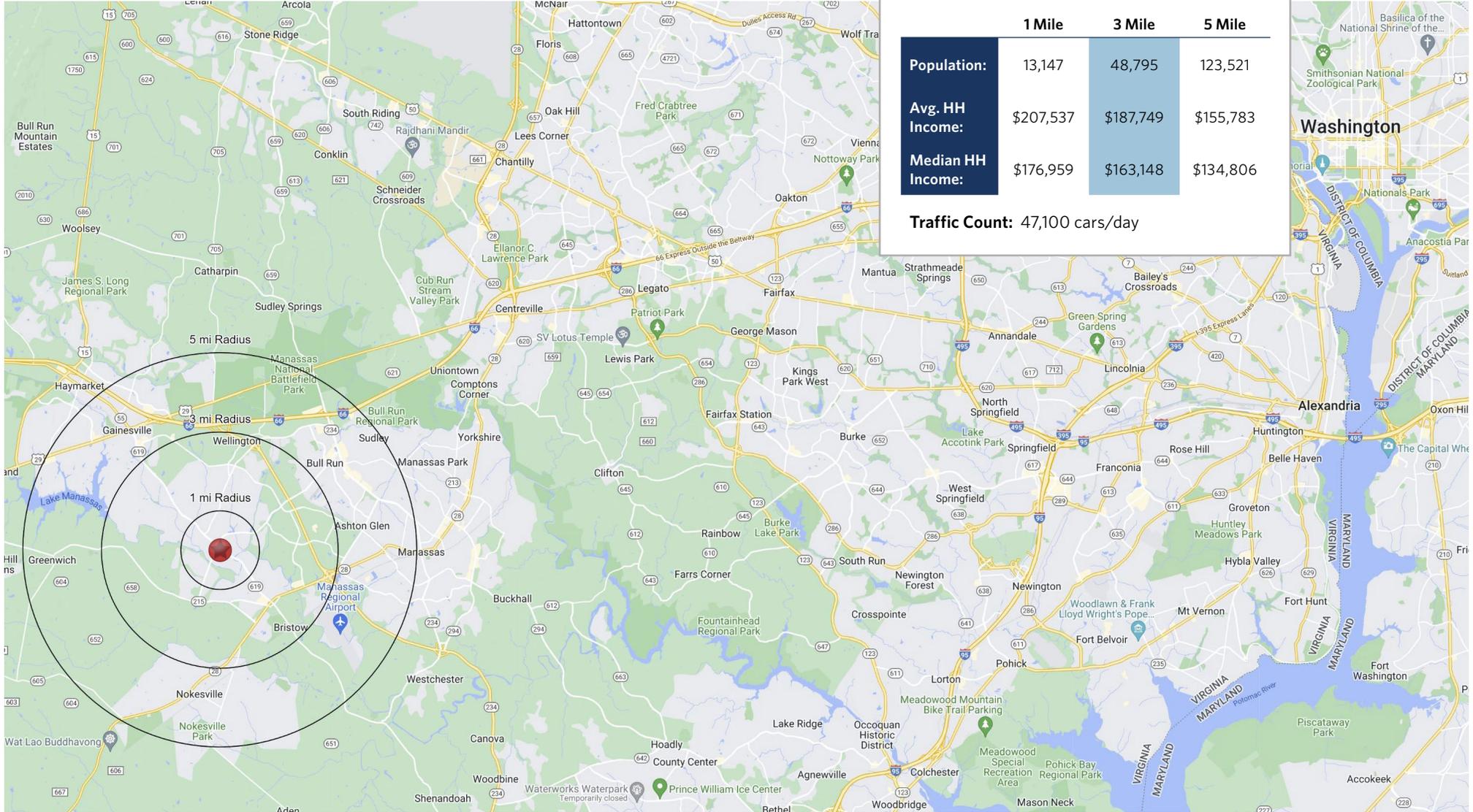
UNIT	TENANT	SQ. FT.	UNIT	TENANT	SQ. FT.	UNIT	TENANT	SQ. FT.	UNIT	TENANT	SQ. FT.
12701	Momentum Dental	1,450	12733	Caring Hands Animal Hospital	5,100	12757	Nash & Smashed	2,000	12881	McDonald's (Coming Soon)	4,500
12705	Mathnasium	1,425	12737	Subway	2,000	12821	Safeway	57,860	12891	Available	3,500
12709	C&T Nails and Tanning	1,425	12741	Vocelli Pizza	2,000	12847	Braemar Village Chiropractic	2,000	12651	Safeway Fuel Station	1,209
12713	Dunkin'	1,475	12749	Haymarket Cleaners	2,000	12853	Velocity Wings	3,600	12845	Available	4,500
12721	Mountain Kim Martial Arts	4,000	12753	H&R Block (Coming Soon)	2,000	12857	Asian Garden	3,600	12601	Available	3,200

Total Square Feet: 111,635
Parcel 2 1.42 +/- acres

For information: Deirdre Delaporte E: ddelaporte@sterlingorganization.com P: 855-982-1213

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Site Demographics (2025)

	1 Mile	3 Mile	5 Mile
Population:	13,147	48,795	123,521
Avg. HH Income:	\$207,537	\$187,749	\$155,783
Median HH Income:	\$176,959	\$163,148	\$134,806
Traffic Count:	47,100 cars/day		

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