

# BRAEMAR VILLAGE CENTER

12821 Braemar Village Plaza, Bristow, VA, 20136



WASHINGTON, D.C.

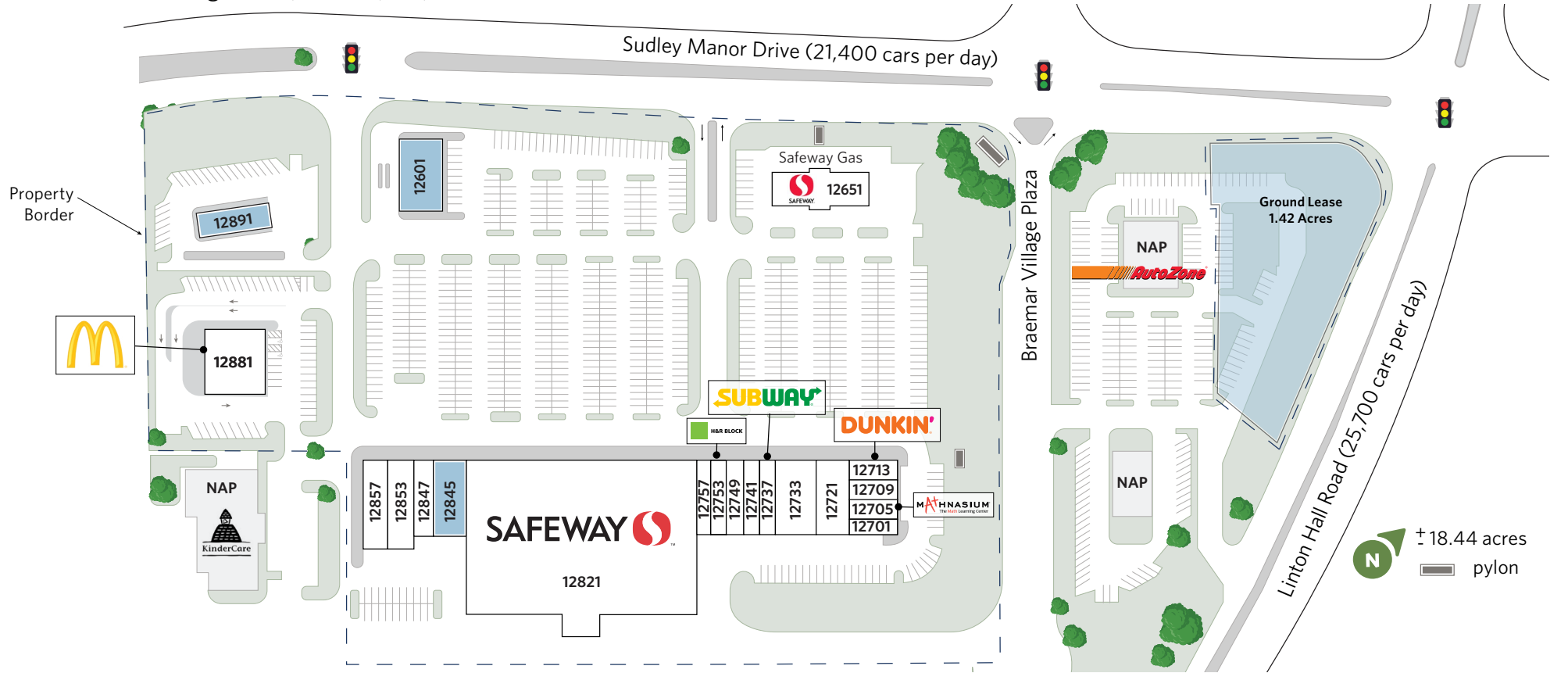
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# BRAEMAR VILLAGE CENTER LEASING PLAN

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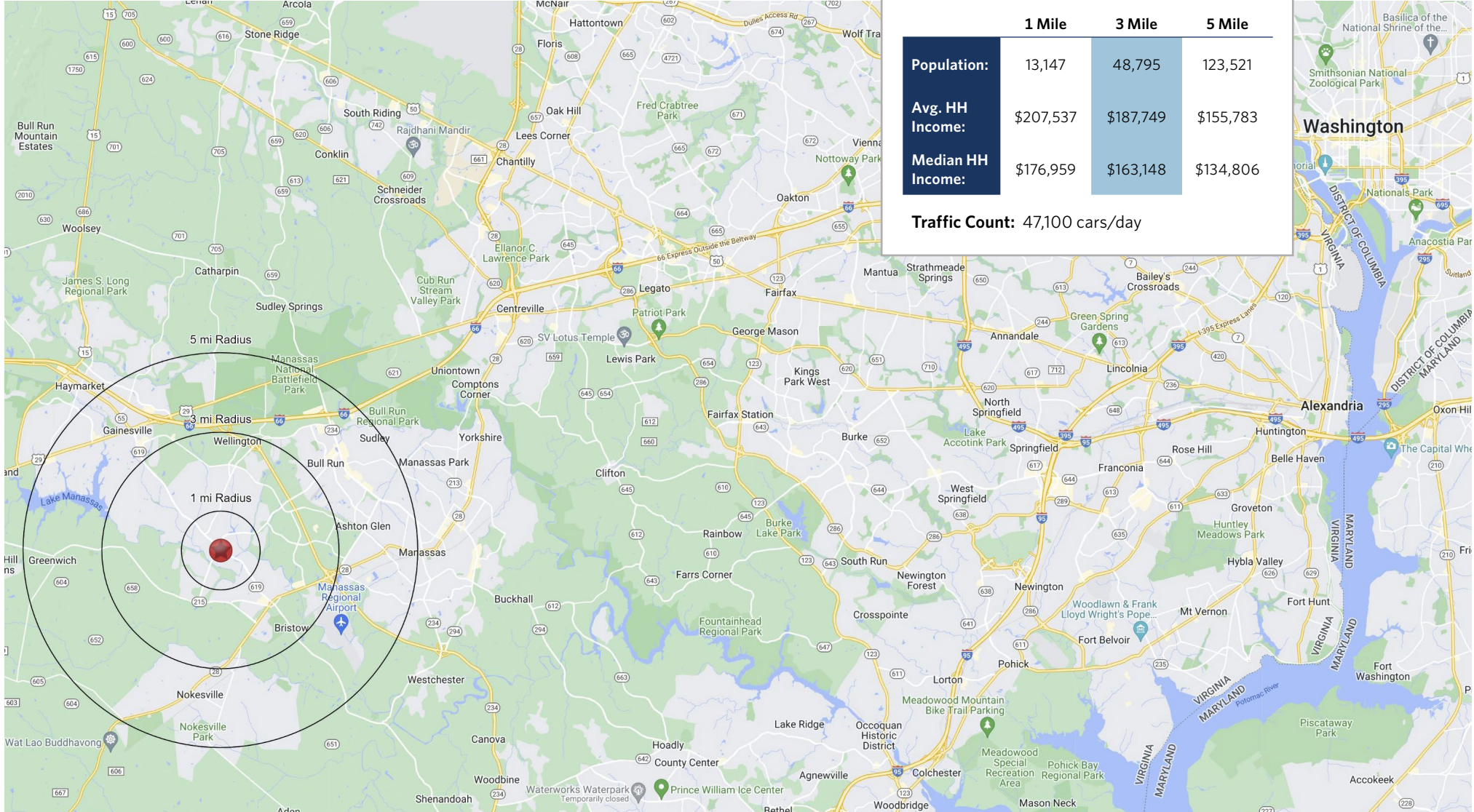
UNIT	TENANT	SQ. FT.	UNIT	TENANT	SQ. FT.	UNIT	TENANT	SQ. FT.	UNIT	TENANT	SQ. FT.
12701	Momentum Dental	1,450	12733	Caring Hands Animal Hospital	5,100	12757	Nash & Smashed	2,000	12881	McDonald's (Coming Soon)	4,500
12705	Mathnasium	1,425	12737	Subway	2,000	12821	Safeway	57,860	<b>12891</b>	<b>Available</b>	<b>3,500</b>
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	Milk & Honey	3,600	<b>12845</b>	<b>Available</b>	<b>4,500</b>
12721	Mountain Kim Martial Arts	4,000	12753	H&R Block (Coming Soon)	2,000	12857	Asian Garden	3,600	<b>12601</b>	<b>Available</b>	<b>3,200</b>

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

**For information: Deirdre Delaporte** E: [ddelaporte@sterlingorganization.com](mailto:ddelaporte@sterlingorganization.com) P: 855-982-1213

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## Site Demographics (2025)

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

