

# BRAEMAR VILLAGE CENTER

12821 Braemar Village Plaza, Bristow, VA, 20136



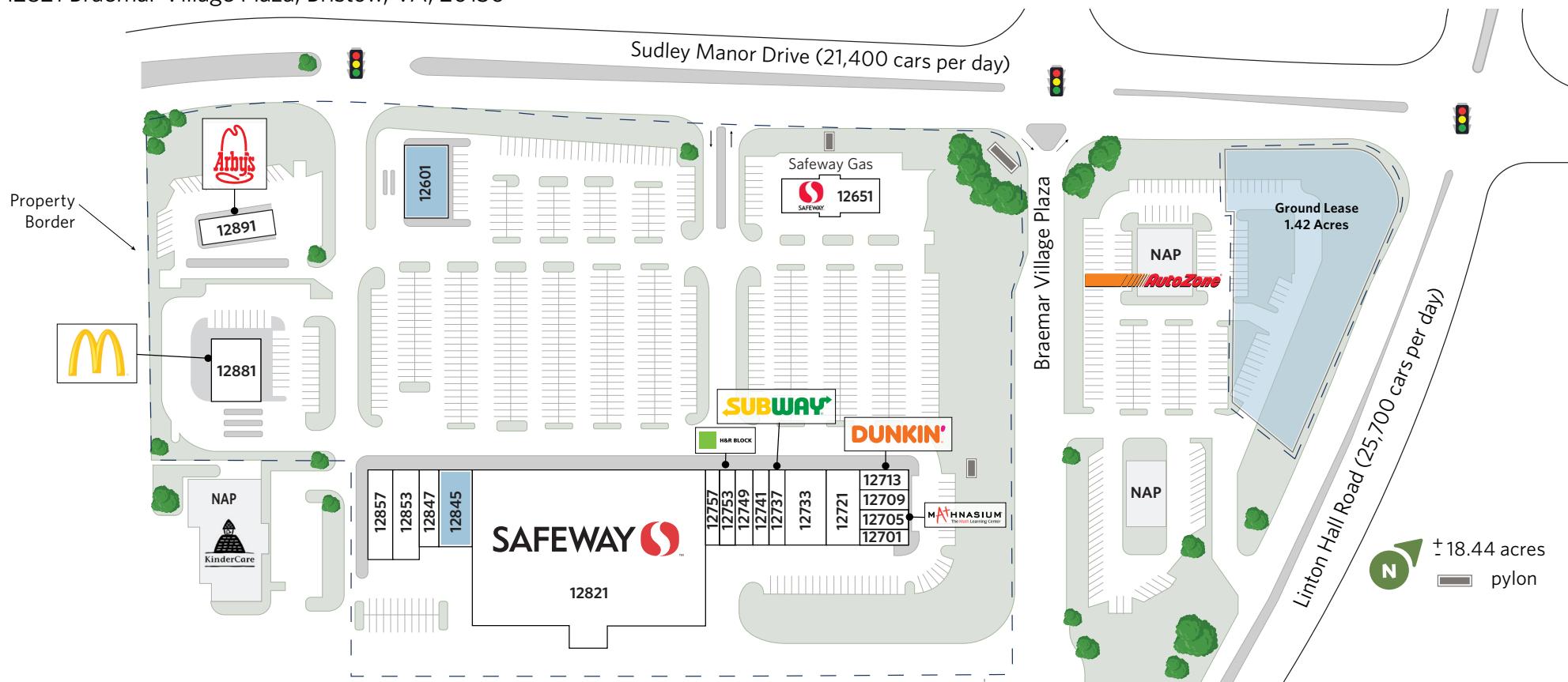
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# BRAEMAR VILLAGE CENTER LEASING PLAN

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UNIT	TENANT	SQ. FT.
12701	Momentum Dental	1,450
12705	Mathnasium	1,425
12709	C&T Nails and Tanning	1,425
12713	Dunkin'	1,475
12721	Mountain Kim Martial Arts	4,000

UNIT	TENANT	SQ. FT.
12733	Caring Hands Animal Hospital	5,100
12737	Subway	2,000
12741	Vocelli Pizza	2,000
12749	Haymarket Cleaners	2,000
12753	H&R Block	2,000

UNIT	TENANT	SQ. FT.
12757	Nash & Smashed	2,000
12821	Safeway	57,860
12847	Braemar Village Chiropractic	2,000
12853	Velocity Wings	3,600
12857	Asian Garden	3,600

UNIT	TENANT	SQ. FT.
12881	McDonald's (Coming Soon)	4,500
12891	Arby's	3,500
12651	Safeway Fuel Station	1,209
<b>12845</b>	<b>Available</b>	<b>4,500</b>
<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)

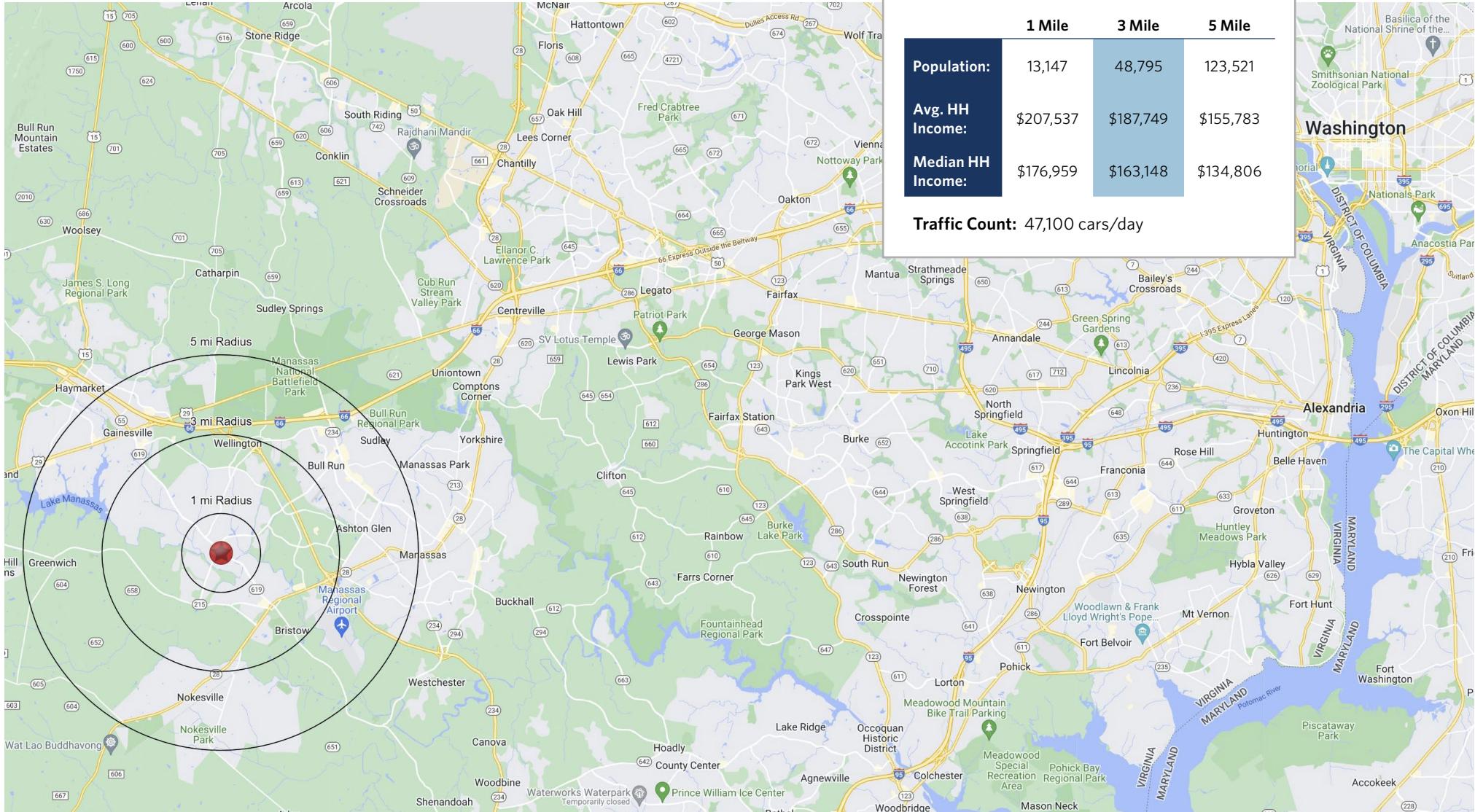
P: 855-982-1213

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January 2026

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