

BRAEMAR VILLAGE CENTER

12821 Braemar Village Plaza, Bristow, VA, 20136



STERLING
ORGANIZATION

For information: **Deirdre Delaporte** E: ddelaporte@sterlingorganization.com

P: 855-982-1213

January 2026

WASHINGTON, D.C.

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The site plan shows a commercial property with the following features:

- Surrounding Roads:**
 - Sudley Manor Drive** (21,400 cars per day) at the top.
 - Braemar Village Plaza** on the right.
 - Linton Hall Road** (25,700 cars per day) at the bottom right.
- Property Border:** Indicated by a dashed line on the left and bottom.
- Buildings and Lots:**
 - Arby's** (12891) and **McDonald's** (12881) on the left.
 - Safeway Gas** (12651) at the top center.
 - Safeway** (12821) and a **Subway** building in the center.
 - Dunkin'** and **Mathnasium** on the right side of the center.
 - AutoZone** and a **Ground Lease** (1.42 Acres) on the far right.
 - NAP** (Not A Part) buildings and a **KinderCare** building at the bottom left.
 - Other lots:** 12601, 12857, 12853, 12847, 12845, 12757, 12753, 12749, 12741, 12737, 12733, 12721, 12713, 12709, 12705, 12701.
- Other Features:**
 - H&R Block** and **Mathnasium** are marked as "The Great Learning Center".
 - North Arrow** pointing towards the top right.
 - Scale:** ± 18.44 acres.
 - Legend:** A grey rectangle represents a "pylon".

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	Arby's	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	2,000	12857	Asian Garden	3,600	12601	Available	3,200

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

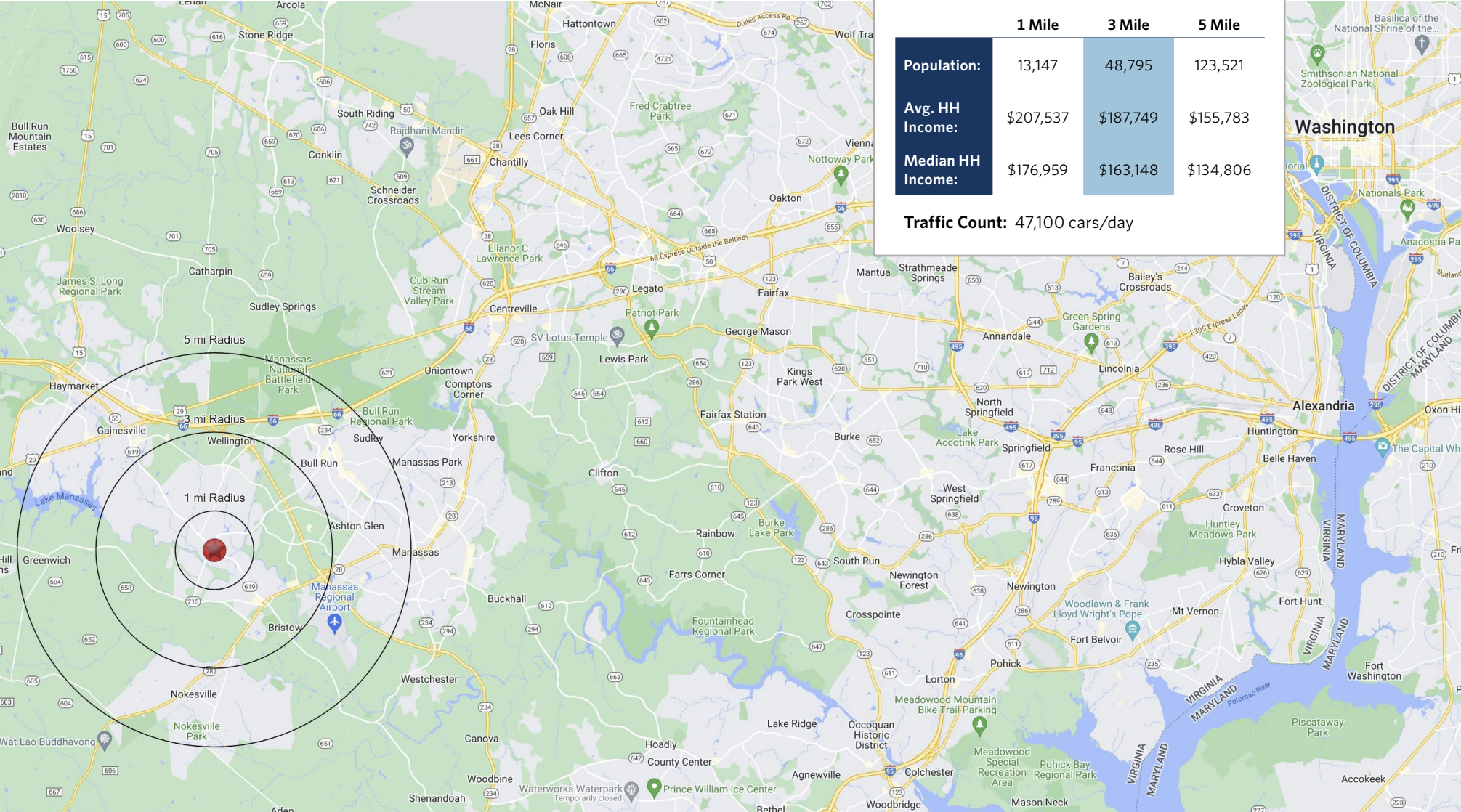


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