WASHINGTON, D.C.

BRAEMAR VILLAGE CENTER

12821 Braemar Village Plaza, Bristow, VA, 20136



STERLING ORGANIZATION

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

October 2026

WASHINGTON, D.C.

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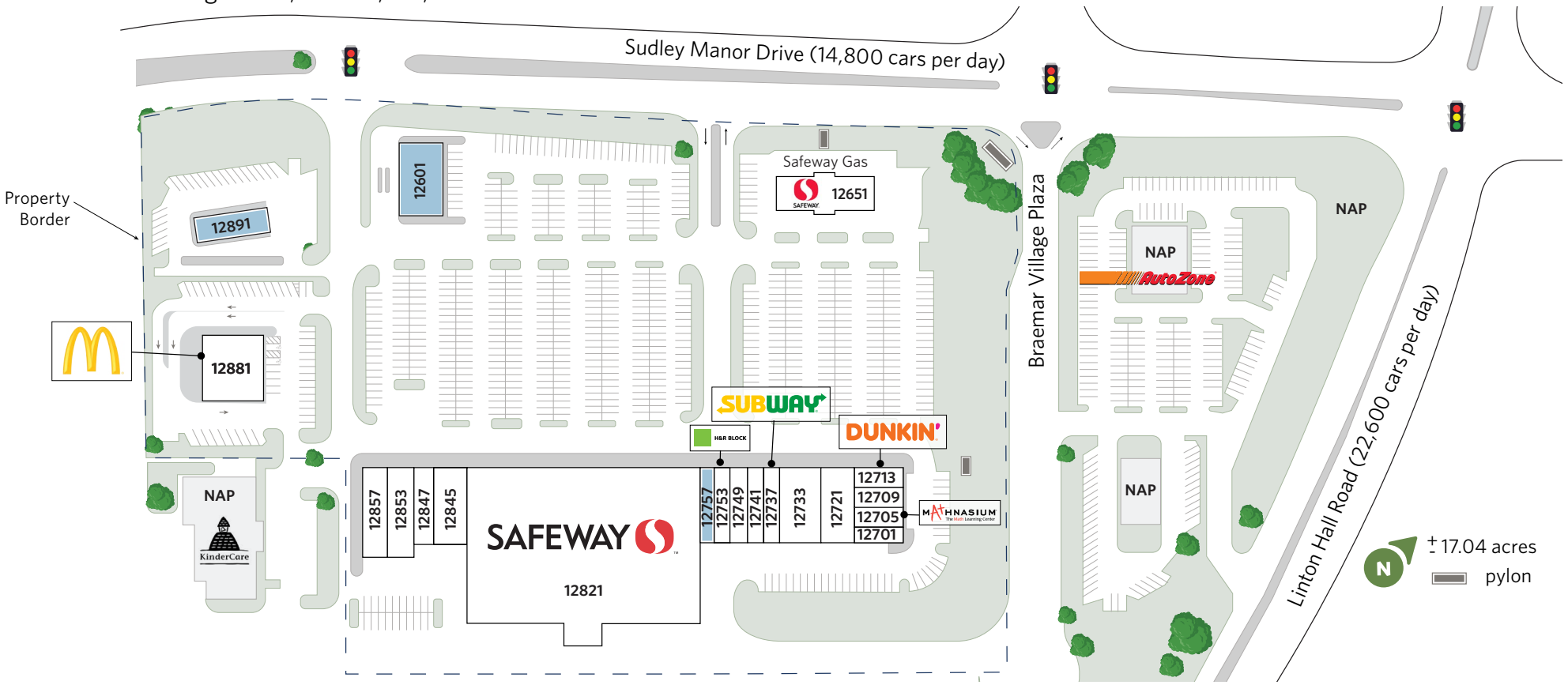
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BRAEMAR VILLAGE CENTER LEASING PLAN

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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 (Coming Soon)	2,000

UNIT	TENANT	SQ. FT.
12757	**Available**	**2,000**
12821	Safeway	57,860
12847	Braemar Village Chiropractic	2,000
12853	Milk & Honey	3,600
12857	Asian Garden	3,600

UNIT	TENANT	SQ. FT.
12881	McDonald's	4,500
12891	**Available**	**3,500**
12651	Safeway Fuel Station	1,209
12845	D1 Training (Coming Soon)	4,500
12601	**Available** 360° View	**3,200**

Total Square Feet: 111,635

Parcel 2 **1.42 +/- acres**

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The plan and its contents are furnished for informational purposes only and are intended only as a general description (but not represented, covenanted or warranted). The size and location of the project, the identity or nature of any occupant and all features, matters and other information included herein are subject to change without notice and should not be relied upon by any party. No representation or warranty, express or implied, is made as to the accuracy or reliability of this plan or its contents.

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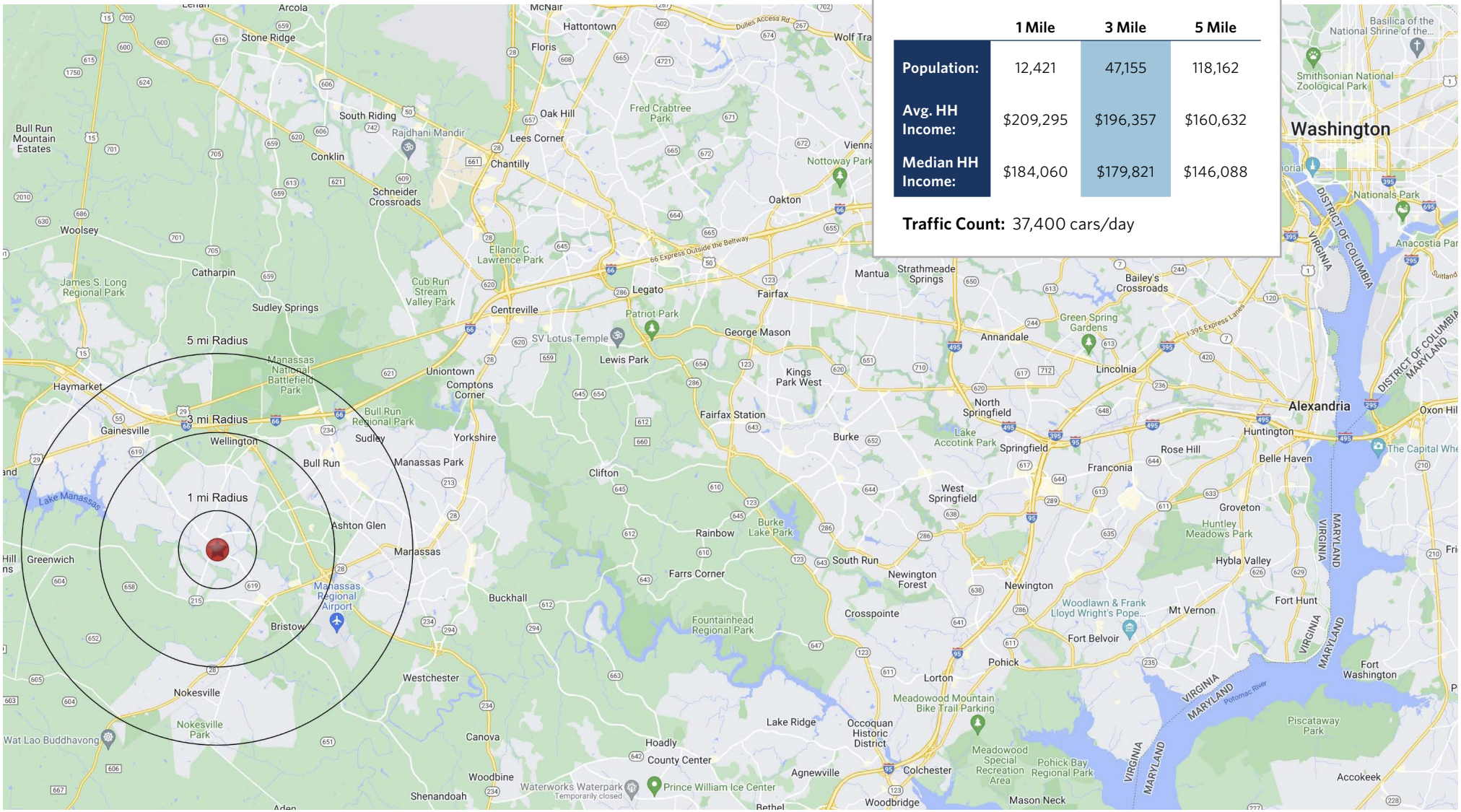
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Site Demographics (2026)

	1 Mile	3 Mile	5 Mile
Population:	12,421	47,155	118,162
Avg. HH Income:	$209,295	$196,357	$160,632
Median HH Income:	$184,060	$179,821	$146,088

Traffic Count: 37,400 cars/day



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