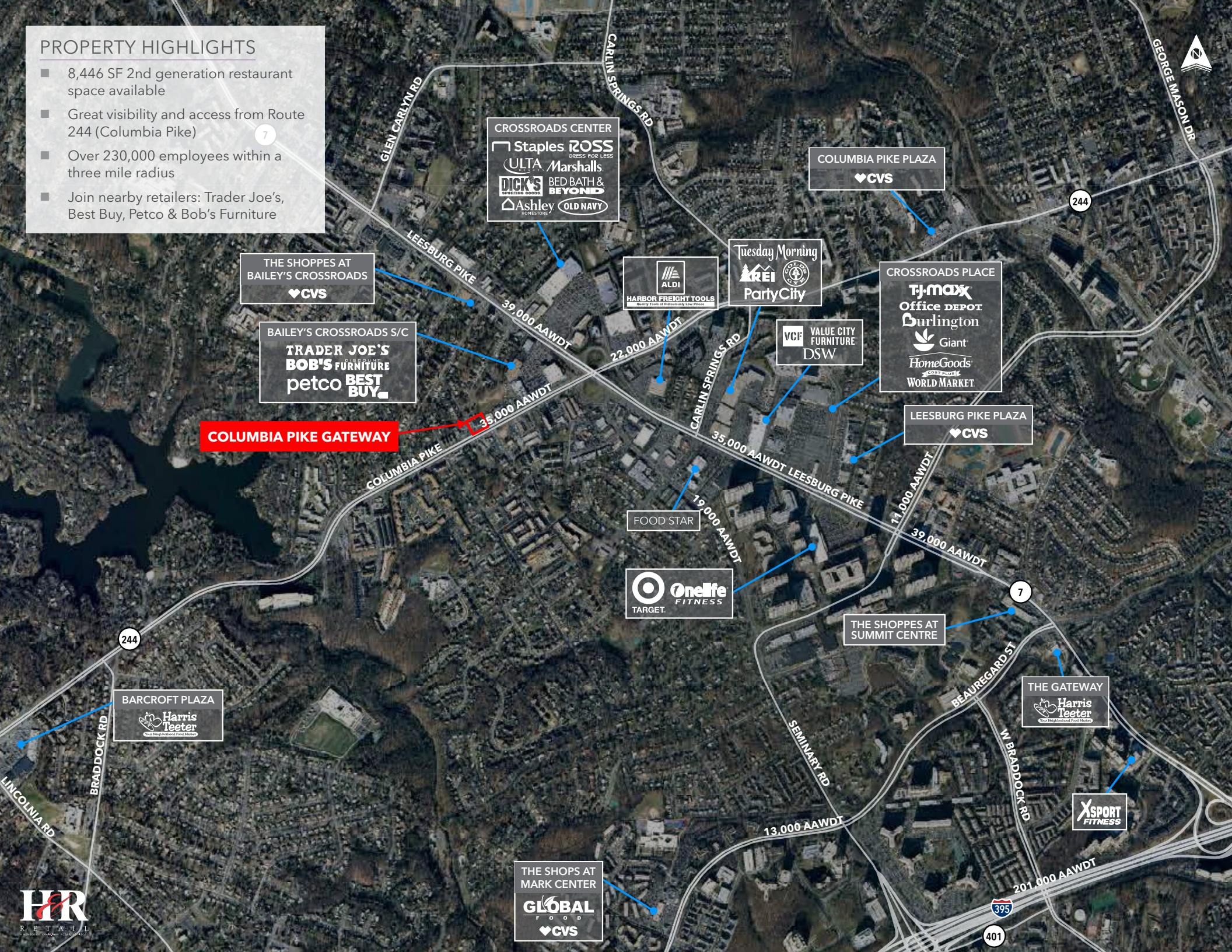


PROPERTY HIGHLIGHTS

- 8,446 SF 2nd generation restaurant space available
- Great visibility and access from Route 244 (Columbia Pike)
- Over 230,000 employees within a three mile radius
- Join nearby retailers: Trader Joe's, Best Buy, Petco & Bob's Furniture



COLUMBIA PIKE GATEWAY

CROSSROADS CENTER
 Staples **ROSS** DRESS FOR LESS
 ULTA **Marshalls**
 DICK'S SPORTING GOODS **BED BATH & BEYOND**
 Ashley **OLD NAVY**

COLUMBIA PIKE PLAZA
 ♥ **CVS**

THE SHOPPES AT BAILEY'S CROSSROADS
 ♥ **CVS**

ALDI
HARBOR FREIGHT TOOLS
 Quality Tools at Unbeatable Low Prices

Tuesday Morning
REI
PartyCity

CROSSROADS PLACE
TJ-maxx
Office DEPOT
Burlington
 Giant
HomeGoods
WORLD MARKET

BAILEY'S CROSSROADS S/C
TRADER JOE'S
BOB'S FURNITURE
petco
BEST BUY

VCF VALUE CITY FURNITURE
DSW

LEESBURG PIKE PLAZA
 ♥ **CVS**

COLUMBIA PIKE

FOOD STAR

Onelife
TARGET **FITNESS**

THE SHOPPES AT SUMMIT CENTRE

244

BARCROFT PLAZA
Harris Teeter

THE GATEWAY
Harris Teeter

XSPORT
FITNESS

THE SHOPS AT MARK CENTER
GLOBAL FOOD
 ♥ **CVS**



GEORGE MASON DR

244

7

401

395

13,000 AAWDT

35,000 AAWDT

11,000 AAWDT

39,000 AAWDT

22,000 AAWDT

39,000 AAWDT

35,000 AAWDT

LEESBURG PIKE

CARLIN SPRINGS RD

SEMINARY RD

BEAUREGARD ST

W BRADDOCK RD

GLEN CARLYN RD

CARLIN SPRINGS RD

LINCOLN RD

BRADDOCK RD