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 COMMERCIAL REAL ESTATE

# Twin Oak Plaza

2972-C Chain Bridge Road, Oakton, VA 22124

**Retail Space Available**



## Quick Facts

### PROJECT SIZE

15,988± SF

### AVAILABILITY

1,340 SF (Tenant still operating in Space C). As built drawings available on request.

### DEMOGRAPHICS

POPULATION AVG. INCOME HOUSEHOLDS

| Distance | Population | Avg. Income | Households |
|----------|------------|-------------|------------|
| 1 mile   | 13,693     | \$124,201   | 5,245      |
| 3 mile   | 46,403     | \$119,536   | 16,650     |
| 5 mile   | 100,683    | \$121,558   | 35,497     |

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The site includes a free, surface lot and traffic averages 30,000 VPD on Chain Bridge Road. The desired uses for the site are select medical, physical therapy, electronics, phone, small banks, packaging office, fast casual food.



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# Leasing Plan

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## Tenants

|                   |   |               |
|-------------------|---|---------------|
| A                 | Subway and Dominos                            | 2,534         |
| B                 | Goldsmith/Jewelry                             | 1,199         |
| C                 | For Lease (current built as optometry Office) | 1,340         |
| D                 | Dry Cleaners                                  | 1,150         |
| E                 | Nail Salon                                    | 1,030         |
| F                 | Chiropractor                                  | 1,329         |
| G                 | Accounting/State Farm                         | 4,707         |
| H&J               | Orthodontist                                  | 2,699         |
| <b>Total Site</b> |   | <b>15,988</b> |

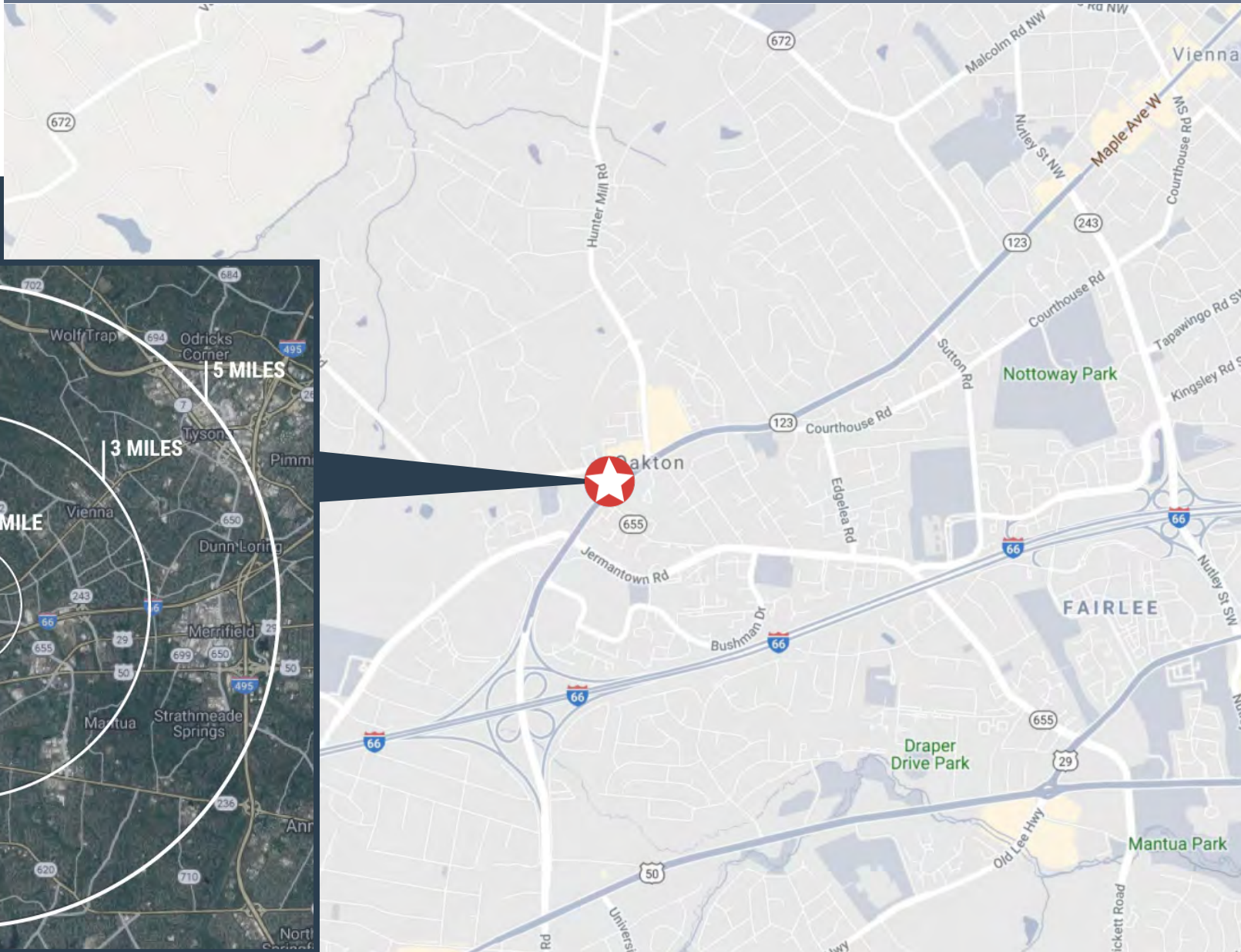




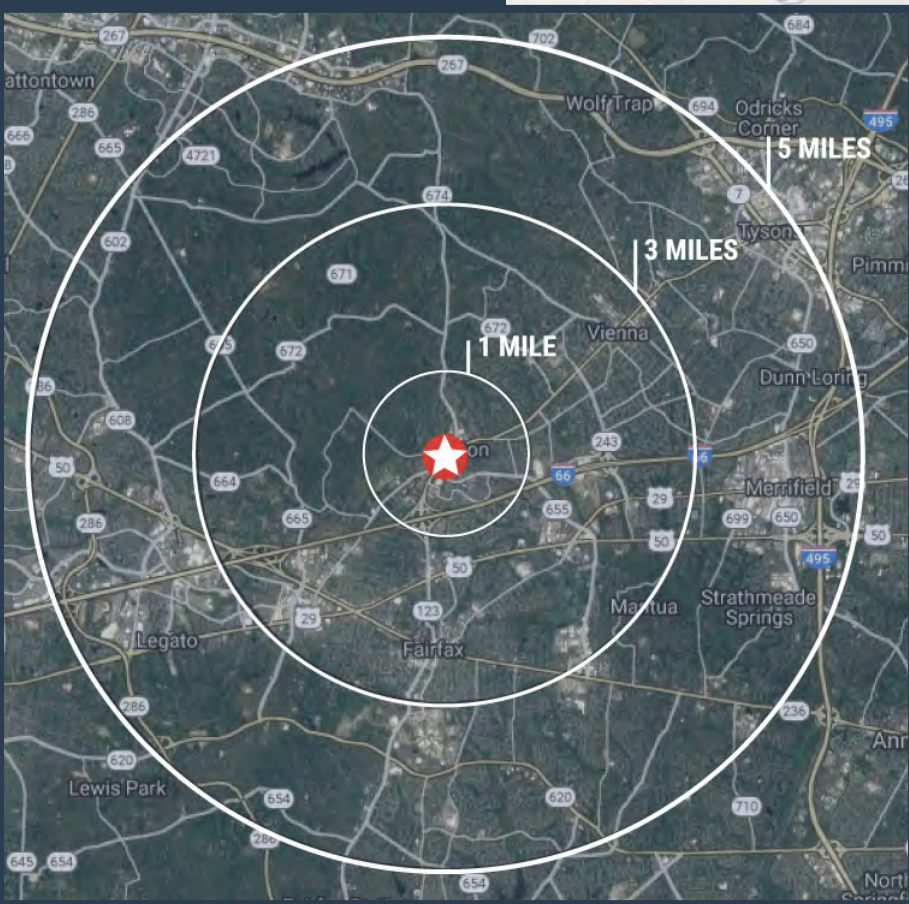


# Location Map

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# Radius Map







# Competitive Map

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## In The Area

### NEARBY RETAILERS

- VA ABC Store
- CVS Pharmacy
- Tropical Smoothie Cafe
- Wells Fargo
- The UPS Store
- Giant
- Sunoco
- Capital One
- Chipotle
- Exxon
- Santini's New York Style Deli

