RENAUD CONSULTING
COMMERCIAL REAL ESTATE

Brooke Center

12584-12800 Darby Brook Court, Woodbridge, VA

Retail/Office Space For Lease



Quick Facts

PROJECT SIZE

74,640 ± SF

AVAILABILITY

Office:

12801: 1,750 SF (2nd Floor)

DEMOGRAPHICS

	POPULATION	AVG. INCOME	DAYTIME POP
1 mile	14,191	$107,385	4,391
3 mile	78,904	$118,495	27,569
5 mile	212,657	$134,794	55,601

Click For Street View

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Retail/office shopping center located near Lake Ridge/Occoquan communities with close proximity to major thoroughfares Route 123, I-95 and Route 1. Traffic includes 50,511 VPD on Old Bridge Rd. Join restaurants, markets, fashion, fitness, healthcare & legal professionals and enviromental advocacy who have already chosen Brooke Center as their home.

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Leasing Plan

Tenants

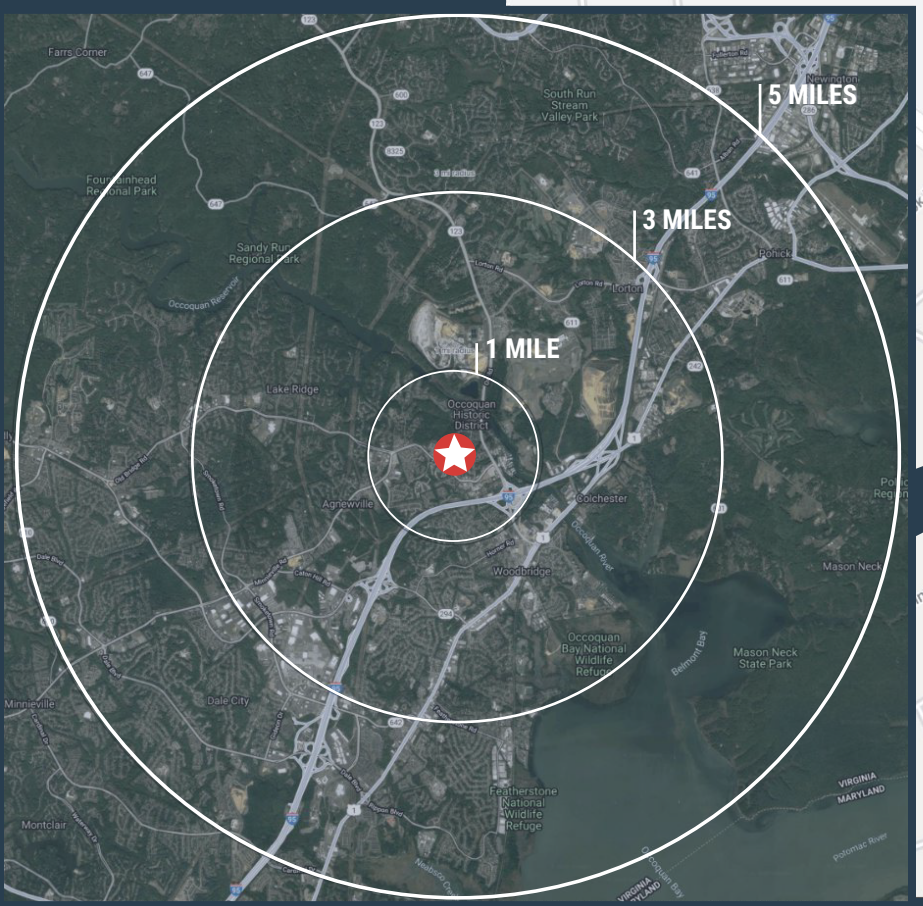
12584	A1	The Cleaning Authority	1,440
12590	A2 & A3	A & C Banquet Hall	4,400
12608	A4 & A5	Premier Fight Center	3,200
12620	B1 & B2	Bridges of Love International	3,200
12632	B3 & B4	Maxim Healthcare Studios	3,200
12638	C1 & C2	Oxus Sports	3,200
12650	C3	Spa & Massage	900
12656	C4	Solid Signs	2,300
12662	D1	Momentum Rehab	1,600
12668	D2	Escape Room Woodbridge	1,600
12680	E1, E2, F1, F2, G	The Life Church	9,200
12710	H1	New Tenant	1,600
12714	H2 & I	Core Personal Training	4,000
12730	J1	Statements Salon	1,600
12734	J2	Salon	1,600
12740	K	Raham African Market	2,400
12744	L1	Raham African Restaurant	1,600
12754	L2	Omega Boutique	1,600
12760	M	Shanghai Café'	2,400
12764	N1	Dentist Dr. Doan DDS	1,600
12778	N2	New Tenant	1,600
12780/84	O & P1	Gilgal Fellowship	4,000
12794	P2	Dry Cleaners	1,600
12800	Q	Family Practice	3,450
12781	U101	Counseling Services	1,750
12781	U102	Provident Arc	1,750
12781	U201	Perfect Offices	1,750
12781	U202B+F	Althea Simpsons	1,750
12801	V101	Gateway Properties	850
12801	V201	Law Office Michael Sandler	1,750
12801	V202	Available	1,750
		Total Site	**74,640**

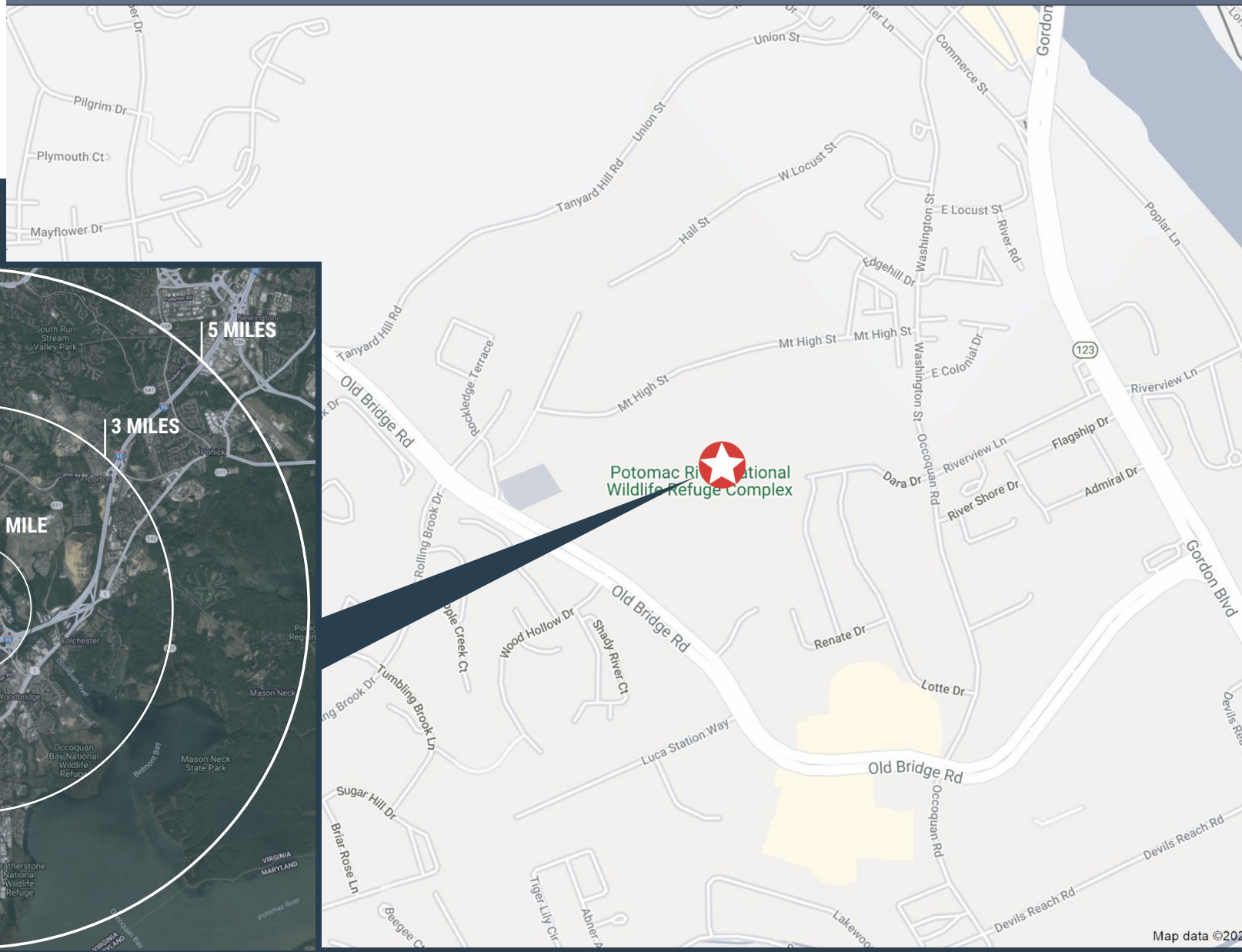


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Location Map

Radius Map





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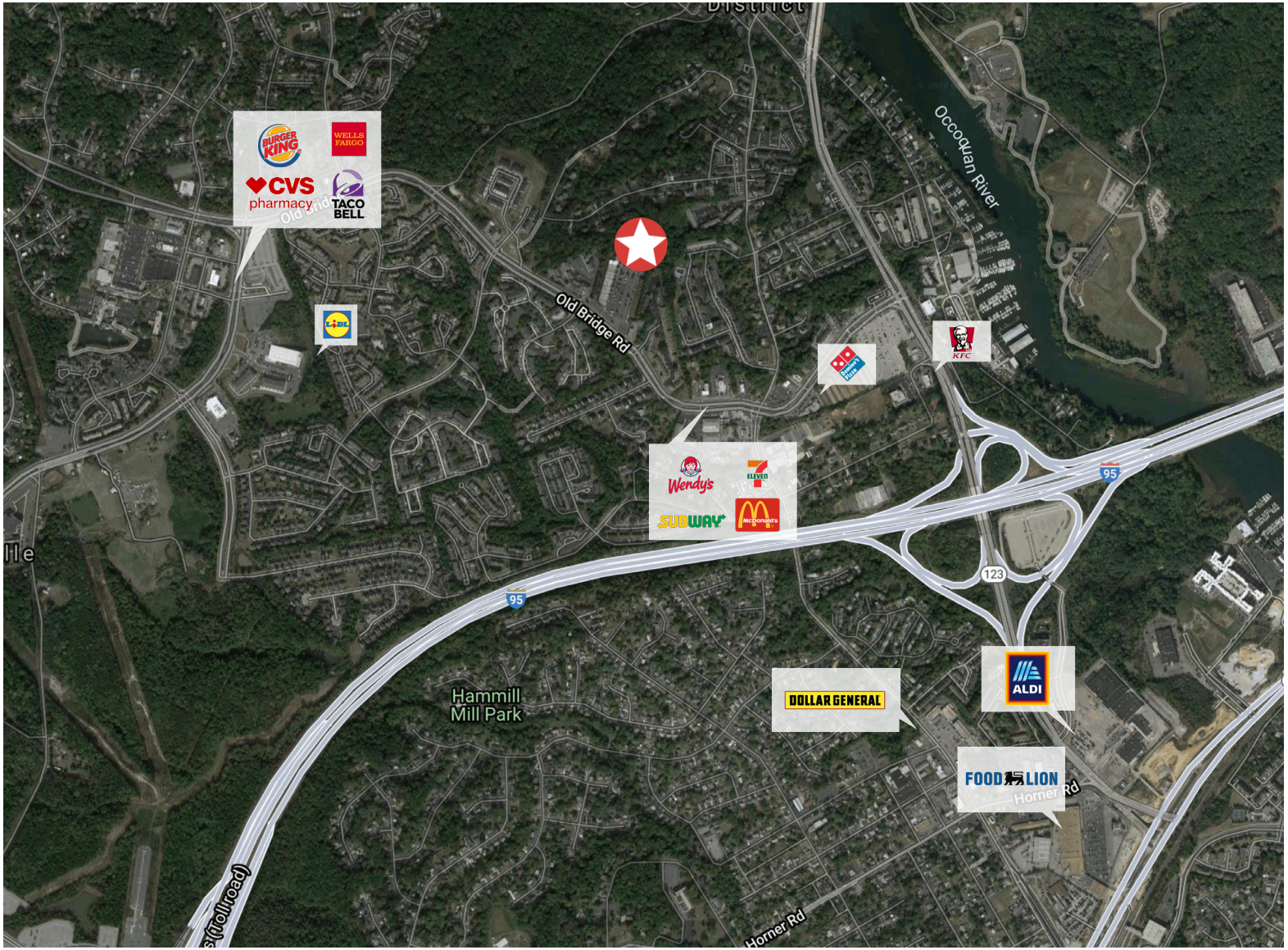
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Competitive Map

In The Area

NEARBY RETAILERS

- Taco Bell
- Wells Fargo
- CVS
- Burger King
- Wendys
- 7-Eleven
- McDonalds
- Subway
- Dominos
- KFC
- Aldi
- Food Lion
- Dollar General



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