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COMMERCIAL REAL ESTATE

# The Shoppes at East Gate

Tall Cedars Pkwy & Eastgate View Drive, South Riding, VA 20152

**Retail Space For Lease**







## Quick Facts

### PROJECT SIZE

32,276 SF

### AVAILABILITY

Fully leased


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### DEMOGRAPHICS

| | POPULATION | AVG. INCOME | DAYTIME EMP |
|---|---|---|---|
| 1 mile | 7,011 | $183,974 | 4,932 |
| 3 mile | 40,459 | $183,016 | 29,645 |
| 5 mile | 160,379 | $173,886 | 123,144 |

**Click For Street View**

**Located at the intersection at Lee Jackson Memorial Hwy (Route 50) and Tall Cedars Parkway. Shadow anchored by Harris Teeter and King Spa.**

### JOIN THESE RETAILERS:

DUNKIN' DONUTS · ROYAL FARMS · Everbrook ACADEMY · ZAXBY'S

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# Leasing Plan




## Tenants

| Unit | Tenant | SF |
|---|---|---|
| 1 | Dunkin | 1,926 |
| 2 | Slice and Spice | 2,637 |
| 3 | Nail Encolor | 1,257 |
| 4 | F45 | 2,498 |
| 5 | Eclips Hair Salon | 1,542 |
| 6 | Bullion Bank | 3,150 |
| 7 | Zaxby's | 3,500 |
| 8 | Royal Farms | 5,400 |
| 9 | Everbrook Academy | 10,366 |
| 10 | Valvoline | |
| | *Total* | 32,276 |

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# Location Map







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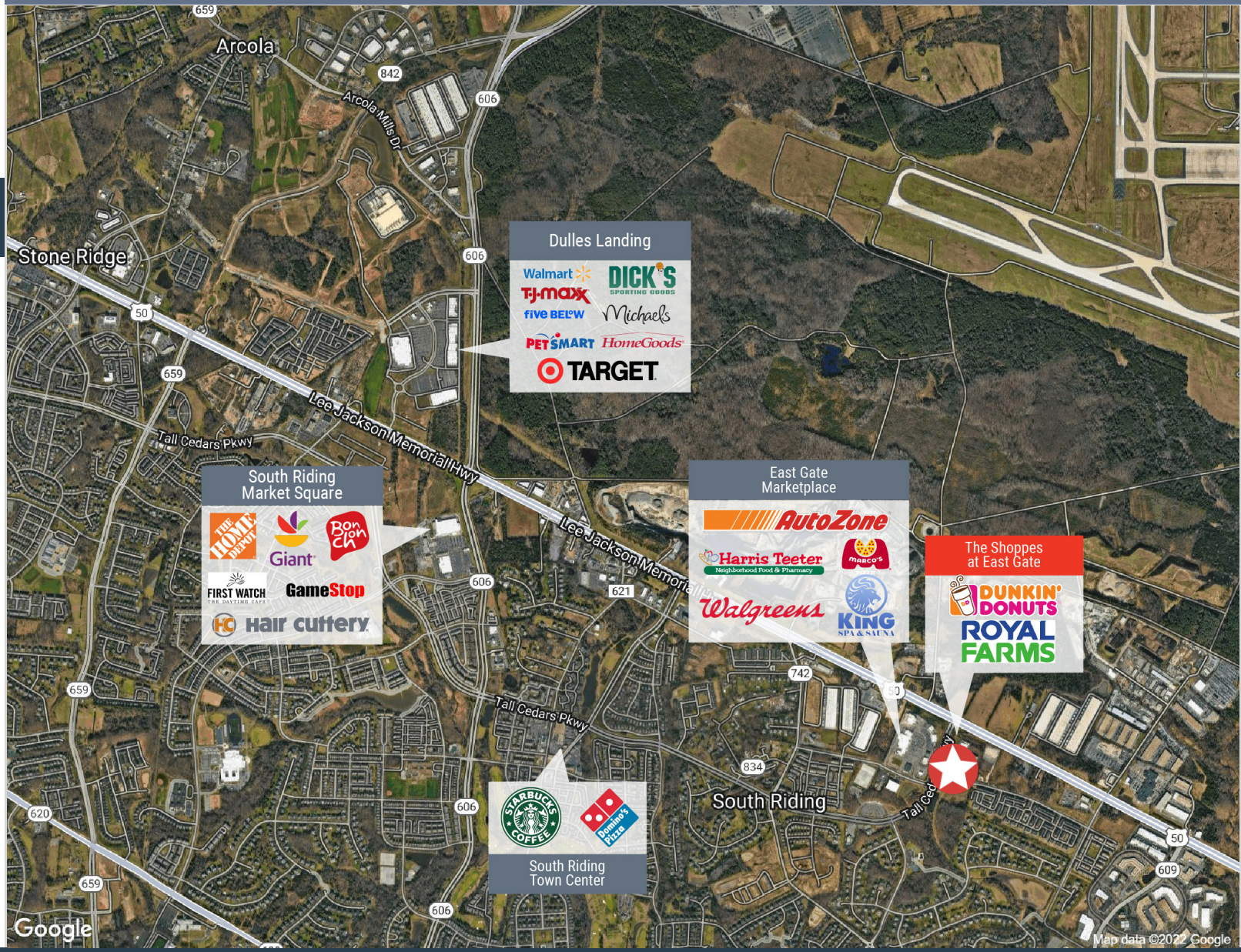
# Competitive Map

## In The Area

### NEARBY RETAILERS

- Harris Teeter
- Walgreens
- Domino's
- Starbucks
- Home Depot
- Giant
- BonChon
- First Watch
- Hair Cuttery
- GameStop
- Walmart
- TJ Maxx
- Five Below
- Dick's Sporting Goods
- PetSmart
- Michael's
- Home Goods

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