A.J. Dwoskin & Associates, Inc.

Centreville Square I

14200A-14260H Centreville Square Centreville, VA 20121



Property Highlights

- Located on Lee Highway (Route 29) just west of Route 28, with easy access to I-66.
- The main community center in Centreville creates an extraordinary volume of traffic, with more than 42,500 cars each day
- Showcases a diverse mix of retailers, restaurants, eateries, and personal service providers such as Iron Age, the UPS Store, Ciro's New York Pizza, and Navy Federal Credit
- Join Hangry Joe's Hot Chicken & Wings, Wingstop, Paris Baguette, Bonchon, and Metro by T-Mobile!

MAJOR TENANTS

tropical SMOOTHIE CAFE
sweetFrog premium frozen yogurt
TRUIST
PANDA EXPRESS GOURMET CHINESE FOOD
apple FEDERAL CREDIT UNION
FIREHOUSE SUBS

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	24,587	95,341	211,599
EMPLOYEES	6,673	25,078	94,024
HOUSEHOLD INCOME	$136,274	$174,745	$161,972
DAILY CARS	43,196 on Rt. 29 (Lee Hwy)		

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Centreville Square I

Centreville, Virginia

A.J. Dwoskin & Associates, Inc.

Management | Leasing | Investment



Space	SF	Tenant
1	3,390	Hot N Juicy Crawfish
2	1,775	Khan Supermarket
3	1,794	Centreville Dental Wellness Center
4	1,735	My Eye Dr.
5	1,750	Chicken Latino
6	1,756	Light Wave Dental
7	1,775	Light Wave Dental
8	3,650	M&T Bank
10	1,753	Ekko Title
11	1,772	Firehouse Subs
12	1,756	Centreville Children's Dentistry
13	1,772	My Thai Place Restaurant
14/15	3,488	Light Wave Dental
16	1,179	Threading & Spa
17	1,179	Trinity Family Practice
18	1,223	Curio Cavern
19	1,273	K-Wave
20	1,225	Sharkey's Cuts for Kids
21	1,175	Stretch Zone
22	1,223	Sprint by Adcomm
23	1,273	Chenee Hair Salon
24	1,225	Creative Haistyles Salon and Spa
25	1,175	Selfoto Studios
26	1,223	Ben Gong's Tea
27	1,273	Centreville Strength Systems
28	1,042	Oseyo Restaurant
29	2,077	Apple Federal Credit Union
30	1,085	Oseyo Restaurant
31	1,204	AT&T
32A	2,375	SOY! Poke & Noodle Bar
32	2,600	Paris Baguette
33-A1	2,310	Mazar Kabob
33-A2	1,581	Tropical Smoothie Cafe
34	2,500	Panda Express
35	1,217	BeMobile T/A Verizon
36	1,239	Bella Nails
37	1,500	ZIPS Dry Cleaners
38	1,478	Oasis Wellness Center
39	774	Metro PCS
40	774	Yeppi Pet Grooming
41	4,000	Truist
42	1,811	Animal Hospital
43	1,763	Pizza Hut Delivery
44	1,740	Hitrons
45	1,785	Honest Grill
46	1,741	Honest Grill
47	1,740	Family Dentistry
48	2,485	Palmer Care
49	1,740	Centreville Music
50	1,785	Kwon's Champion School
51	1,718	Wingstop
52	1,734	Coming soon
53	1,811	Centreville Butcher
54	1,785	Bon Chon Chicken
55	1,718	Sweet Frog
56	1,718	Los Tios Market
57	1,763	Honest Grill
58	1,740	Hankki
59	1,063	The Touch Cafe
60	1,718	Hangry Joe's Hot Chicken
61	1,763	Kyoto Matcha/Momo Mochi
62	1,740	Pho Duong Vietnamese Restaurant
63	1,675	Manna Bistro and Cafe

Total GLA 109,090

A.J. Dwoskin & Associates, Inc.

Centreville Square II

5900-6075 Centreville Crest Ln. Dr. Centreville, VA 20121



Property Highlights

- Located on Lee Highway (Route 29) just west of Route 28 with easy access to I-66
- The main community center in Centreville that creates an extraordinary volume of traffic with more than 42,500 cars each day
- Showcases a diverse mix of retailers, restaurants, eateries, and personal service providers
- Join major tenants enjoying ample parking for their customers and great tenant synergy

MAJOR TENANTS

LOTTE Plaza market
SUNOCO
FIVE GUYS BURGERS and FRIES
WELLS FARGO
Advance Auto Parts
LIDL

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	26,183	96,819	212,515
EMPLOYEES	6,068	25,786	91,854
HOUSEHOLD INCOME	$134,488	$175,021	$162,008
DAILY CARS	41,872 on Rt. 29 (Lee Hwy)		

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Centreville Square II

Centreville, Virginia

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Space	SF	Tenant
1A/1B/1/2/3	28,331	Lidl
1LL	4,620	No. 1 Golf Lounge
4	1,050	Lia Hair Salon
5	1,400	Matcha Café
6	1,400	Lil Thingamajigs
7	1,400	Lendmark Financial Services
8	1,400	Duck Donuts
9	1,400	Kyung-Hee Taekwondo
10	1,400	Mathnasium
11	1,400	WellBeing More
12	1,300	Metro City Bank
13	1,200	Hong Kong Tea House
14	1,100	Coming Available
15/16	3,758	Kang Chon Korean/Chinese Restaurant
17	1,529	Al VITOTO
18	1,760	No. 1 Golf Lounge
19/20	3,520	No. 1 Golf Lounge
21	1,452	VA Organizing
22	850	Girl Scout Council
23	850	Western Fairfax Christian Ministries
24	850	Southwestern Youth Assn.
25	850	Kumon
26	850	Kumon
27	850	Pilates K
28	878	Brick's Pizza
47	9,111	The Dog Stop
48	1,700	El Fresco
49	1,716	Bombay Bites
50	1,857	Huntington Learning Center
51	2,000	Navy Federal Credit Union
52/53	4,000	Shilla Bakery
54	2,000	Five Guys
55	2,000	Jim Jamshid Soltani, DDS
56-58	5,749	Iron Age Restaurant
61	8,000	Centreville Dance Academy
63,64	2,814	Vit GoelTofu
65	3,000	Coming Available
66	2,000	Chi Mc Chicken & Beer
67	2,000	Coco Nailbar
68/69/70	9,137	Advance Auto Parts
82	49,631	Lotte Plaza International Grocer
104	970	Sunoco
108	1,693	Korean Traditional Beef Soup
109/112	2,614	Ardent Dental LLC
110	1,307	The UPS Store
111	921	SeveT
113	1,307	Italee Optical
114	828	Barber Shop
115	921	Eden's Reflexology Spa
116	921	Suh's Custom Taylor
117	2,177	Wells Fargo
118	794	Paws Grooming
119	921	Monet Salon
120	921	Wells Fargo
121/122	3,000	Pho 75
123/124	1,500	Kabob Express
125	4,500	Yoon's Auto Care
127	1,406	Oriental Express
128	1,399	Chicken
129-131	2,621	Ciro's New York Pizza
132	629	Unique Threading & Esthetics
133	4,935	Centreville Tire and Auto
Total GLA	208,398	