A.J. DWOSKIN & ASSOCIATES, INC.

Hunter Mill Plaza

2946-2952 Chain Bridge Road Oakton, VA 22124

Property Highlights

- Placed at the intersection of Route 123 (Chain Bridge Road) and Hunter Mill Road in Oakton, Virginia, just minutes away from I-66 and Vienna, Virginia.
- Diverse selection of retailers, restaurants, personal service providers, and medical and professional offices.
- Pedestrian-friendly layout in a community surrounded by increasing population and daytime employee growth.

MAJOR TENANTS

DUNKIN' DONUTS
CHIPOTLE MEXICAN GRILL
WELLS FARGO
HAIR CUTTERY
WNB FACTORY
LUCIANO ITALIAN RESTAURANT & PIZZERIA

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	13,943	100,988	274,675
EMPLOYEES	15,301	111,902	304,004
HOUSEHOLD INCOME	$179,707	$182,444	$179,437
DAILY CARS	21,727 on Chain Bridge Rd		

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Hunter Mill Plaza

Oakton, Virginia

Space	SF	Tenant
1-3	3,581	Wells Fargo
4	600	Barber Shop
5	1,610	Softouch Dental
6	1,600	Dunkin Donuts
7	2,667	Luciano's Italian Restaurant
8-9	3,226	Chipotle
10	1,869	Yoko Sushi
11	1,030	Hair Cuttery
12-13	2,076	Thai Restaurant
14	1,709	Club Pilates
15	1,167	Jenin Pastry & Sweet
16	832	Oakton Grill & Kabob
17	946	Oakton Cigars
18-19	1,660	Hangry Joe's
20	2,025	Old Peking Restaurant
21	2,025	Pho 85
22-23	3,924	Settle Down Easy Brewing
24	1,921	Euro Foods Market
25	2,025	WNB Factory
26	2,025	Ronnie Elias Salon
27	2,025	Vogue Nail Lounge
28	2,066	Mountain Kim Matrial Arts

Total GLA 42,609

Hunter Mill Plaza II

Building 1		
101	1,283	Ultimate Strength Systems
102	1,283	Image Flooring Center
201	1,318	Ami Brow & Lash
202	1,318	Legato Music Corp.
Building 2		
101	1,192	Yang's Massage
102	1,374	Edward Jones
201	1,318	Allstate Insurance
202	1,318	Lulukids Art Studio
Building 3		
101-102	2,227	Rose Wellness
103	1,066	Yang's Massage
104	1,307	Aura Wellness
201	1,524	Vacant
202-203	2,308	Children's Dentistry of Oakton
204	1,214	Mr. Handyman

Total GLA 19,961