

# 14000 WEST VIEW DRIVE

## CENTREVILLE, VA

33,574 SF PAD SITE FOR LEASE

RAPPAPORT  
CULTIVATING PLACES

PAD SITE

OLD CENTREVILLE RD









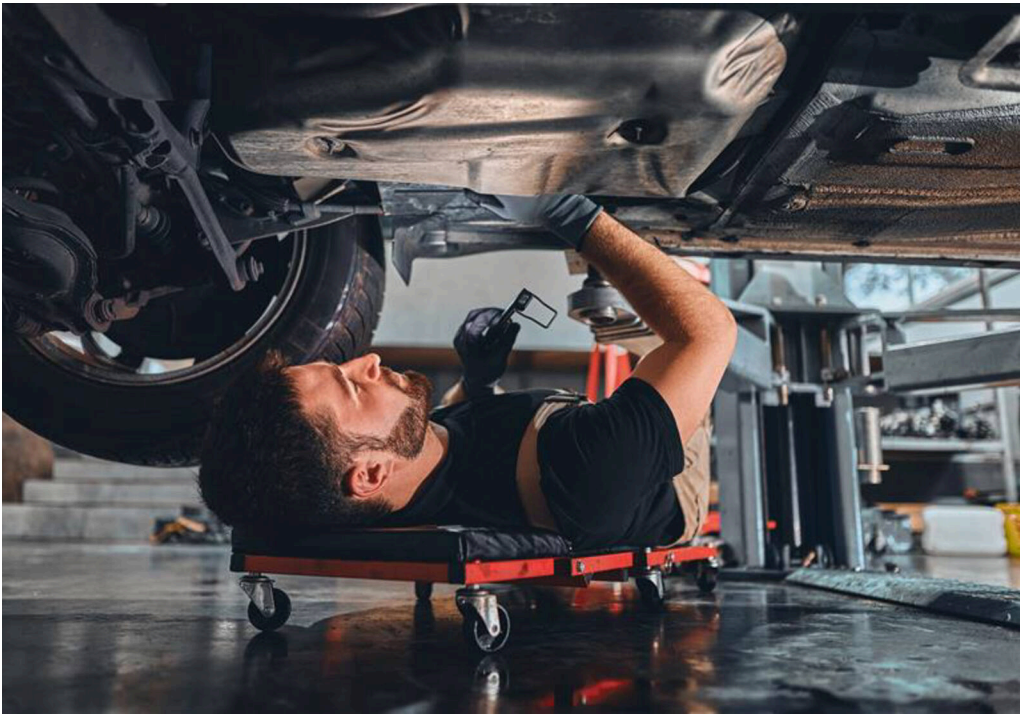
**14000 WEST VIEW DRIVE**  
**CENTREVILLE , VA**

- | Adjacent to the Old Centreville Shopping Center
- | Near multiple regional and national retailers, including Starbucks and Trader Joe
- | Easily accessible to Old Centreville Road, Routes 66, 28, and 29.
- | Zoned as a C-6 location and is ideal for auto shops and fast-food chains.
- | 53,179 VPD on Centreville Road and 52,920 VPD on Lee-Hwy 29

**DEMOGRAPHICS 2024**

	1 MILE	3 MILE	5 MILE
 <b>POPULATION</b>	25,762	101,694	213,336
 <b>DAYTIME POPULATION</b>	14,205	54,063	164,678
 <b>HOUSEHOLD INCOME</b>	\$117,737	\$159,730	\$148,223
 <b>TRAFFIC COUNTS</b>	14,508 on Old Centreville Rd		

**AREA RETAILERS**





14000 WEST VIEW DRIVE  
CENTREVILLE, VA

**CENTREVILLE SQUARE**

M&T Bank  
Tropical CAFE  
AT&T  
TRUIST

**TRINITY CENTRE  
RESTAURANT PARK**

MEAT & POTTERY  
CARRABBA'S

**NEWGATE SHOPPING CENTER**

MATRESS DISCOUNTERS  
TRADER JOE'S  
Domino's

Bank of America

Walgreens

Boatless

CVS pharmacy

LEE HIGHWAY 52,920 VPD

OLD CENTREVILLE RD 14,408 VPD

LEE HIGHWAY 23

**OLD CENTREVILLE CROSSING**

GI MART  
IHOP  
Glory Days  
DANJI  
DQ

**COLONNADE AT UNION MILL**

Giant  
Starbucks  
TRUIST  
AT&T  
Panera Bread

**CENTREWOOD PLAZA**

Giant  
Starbucks  
ABC

**LOTTE PLAZA MARKET**

WELLS FARGO  
MATTRESS FIRM  
Advance Auto Parts  
HKNASUM

BURGER KING

McDonald's

Navy Federal Credit Union

UPPER RIDGE DR

CENTREVILLE RD 53,175 VPD

BRADDOCK RD

BRADDOCK RD

NEW BRADDOCK RD

NEW BRADDOCK RD

CINEMARK

Wendy's



## SITE PLAN

14000 WEST VIEW DRIVE | CENTREVILLE, VA

33,574 SF AVAILABLE





**14000 WEST VIEW DRIVE | 14000 WEST VIEW DRIVE , CENTREVILLE , VA**

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