

14000 WEST VIEW DRIVE

CENTREVILLE, VA

33,574 SF PAD SITE FOR LEASE

RAPPAPORT
CULTIVATING PLACES

PAD SITE





OLD CENTREVILLE RD



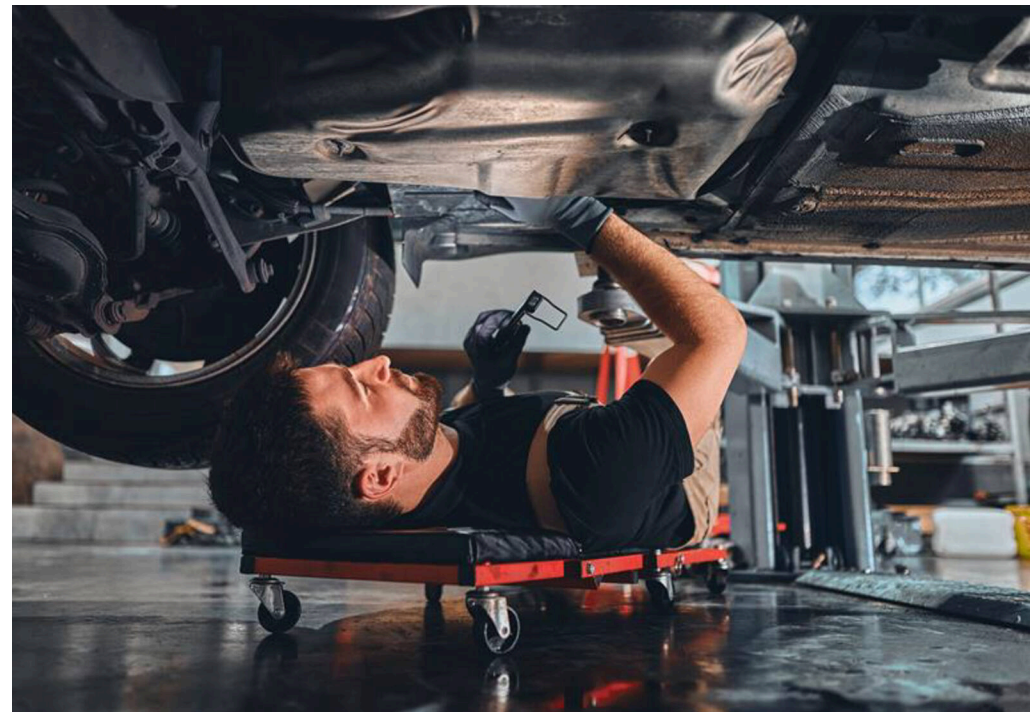
14000 WEST VIEW DRIVE CENTREVILLE, VA

- | 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 |
|---|------------------------------|-----------|-----------|
|  POPULATION | 25,762 | 101,694 | 213,336 |
|  DAYTIME POPULATION | 14,205 | 54,063 | 164,678 |
|  HOUSEHOLD INCOME | \$117,737 | \$159,730 | \$148,223 |
|  TRAFFIC COUNTS | 14,508 on Old Centreville Rd | | |

AREA RETAILERS



14000 WEST VIEW DRIVE
CENTREVILLE, VA

CENTREVILLE SQUARE
M&T Bank
Tropical CAFE
AT&T
TRUIST

NEWGATE SHOPPING CENTER
MATTRESS DISCOUNTERS
TRADER JOE'S
Domino's

TRINITY CENTRE RESTAURANT PARK
MEAT MARKET
CARRABBA'S

Bank of America

Walgreens

Boatman

CVS pharmacy

LEE HIGHWAY 52,920 VPD

OLD CENTREVILLE RD 14,508 VPD

LEE HIGHWAY 23

OLD CENTREVILLE CROSSING
GI MART
Ihop
DQ
Glory Days
DANJI

COLONNADE AT UNION MILL
Giant
Starbucks
TRUIST
AT&T
Panera

CENTREWOOD PLAZA
Giant
Starbucks
ABC

McDonald's

Burger King

Navy Federal Credit Union

LOTTE PLAZA MARKET
Wells Fargo
Mattress Firm
Advance Auto Parts
HNASIUM

UPPER RIDGE DR

CENTREVILLE RD 53,179 VPD

BRADDOCK RD

CINEMARK

CINEMARK

NEW BRADDOCK RD

NEW BRADDOCK RD

14000 WEST VIEW DR

SITE PLAN

14000 WEST VIEW DRIVE | CENTREVILLE, VA

33,574 SF AVAILABLE





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

Bill Dickinson | bdickinson@rappaportco.com | 703.310.6983

rappaportco.com