

# 14000 WEST VIEW DRIVE

CENTREVILLE, VA

33,574 SF PAD SITE FOR LEASE

RAPPAPORT  
CULTIVATING PLACES

PAD SITE





OLD CENTREVILLE RD



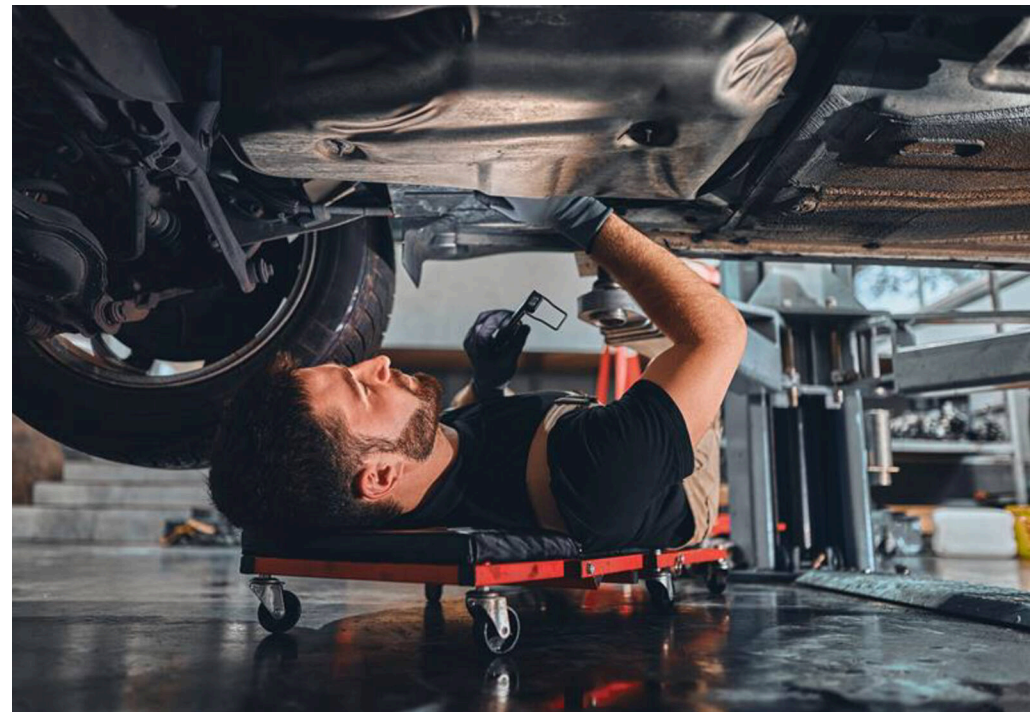
## 14000 WEST VIEW DRIVE CENTREVILLE, VA

- | 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 2025

	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  
Pizza-Hut  
TRUIST

**TRINITY CENTRE RESTAURANT PARK**  
MEAT PROJECT  
CARRABBA'S ITALIAN GRILL

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

Bank of America

Walgreens

Bowlero

CVS pharmacy

LEE HIGHWAY 52,920 VPD

OLD CENTREVILLE RD 14,508 VPD

LEE HIGHWAY 29

**OLD CENTREVILLE CROSSING**  
MART  
Glory Days GRILL  
IHOP  
DANJI  
DQ

**COLONNADE AT UNION MILL**  
Giant  
Starbucks  
TRUIST  
Panera BREAD

**CENTREWOOD PLAZA**  
Giant  
Starbucks  
ABC

**LOTTE PLAZA MARKET**  
WELLS FARGO  
MATTRESS FIRM  
Advance Auto Parts  
M&M HNASIUM

BURGER KING

McDonald's

NAVY FEDERAL Credit Union

UPPER RIDGE DR

CENTREVILLE RD 53,179 VPD

SWEETWATER

CINEMARK

NEW BRADDOCK RD

NEW BRADDOCK RD

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**

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