



**14000 West View Drive**  
Centreville, VA

0.77 Acre Pad Site Available

**RAPPAPORT**  
CULTIVATING PLACES®

# Centreville

Virginia

- Adjacent to the Old Centreville Shopping Center
- Near multiple regional and national retailers, including Starbucks and Trader Joe's
- Easily accessible to Old Centreville Road, Routes 66, 28, and 29
- Zoned as a C6 location for commercial uses permitted by right, ideal for Pet Grooming Establishments, Restaurants, Carry-Out Restaurants, Financial Institutions, and General Retail Sales
- 75,000 VPD on Centreville Road and 37,000 VPD on Lee-Hwy 29



## 2025 Demographics

|                    | 1 mi.                      | 3 mi.     | 5 mi.     |
|--------------------|----------------------------|-----------|-----------|
| Population         | 25,010                     | 99,131    | 217,765   |
| Daytime Population | 3,905                      | 34,177    | 106,030   |
| Household Income   | \$124,388                  | \$181,770 | \$170,006 |
| Traffic Counts     | 75,000 on Centreville Road |           |           |

## Area Retailers





# SITE PLAN

0.77 Acre Pad Site Available



Available

OLD CENTREVILLE RD 8,000 VPD

14000 West View Drive

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

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