



**14000 West View Drive**  
Centreville, VA

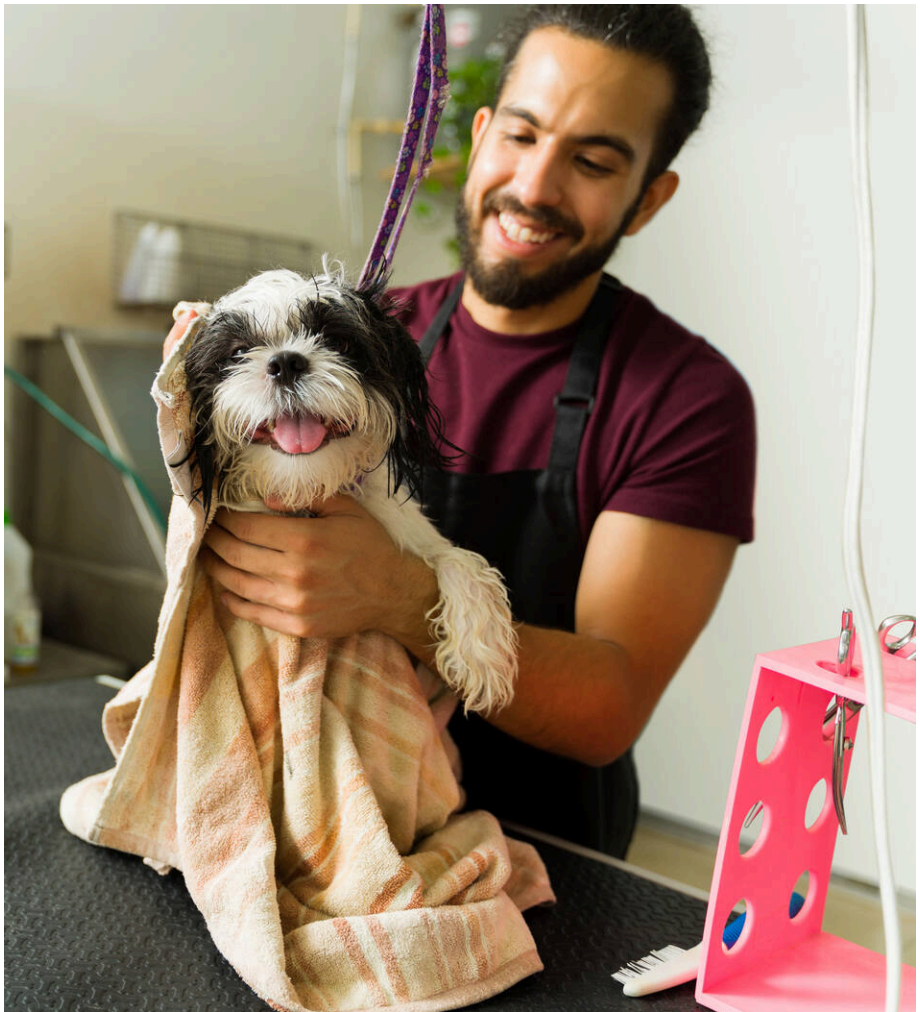
0.77 Acre Pad Site Available



# 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.
<b>Population</b>	25,010	99,131	217,765
<b>Daytime Population</b>	3,905	34,177	106,030
<b>Household Income</b>	\$124,388	\$181,770	\$170,006
<b>Traffic Counts</b>	75,000 on Centreville Road		

## Area Retailers





ROUTE 66

Newgate Shopping Center

DOLLAR TREE TRADER JOE'S MATTRESS Warehouse

Trinity Centre Restaurant Park

MEAT PROJECT CARRABBA'S

Bank of America

Walgreens

Bowlero

CVS pharmacy

29 LEE HIGHWAY 37,000VPD

Centreville Square I

TRUIST FH B AT&T

Apple FIREHOUSE SUBS

29 LEE HIGHWAY 37,000VPD

OLD CENTREVILLE RD 8,000 VPD

So

Old Centreville Crossing

MART IHOP TOUS les JOURS SPA WORLD

Colonnade at Union Mill

Giant Starbucks TRUIST FH Popeyes AT&T Panera BREAD

Centrewood Plaza

Giant Starbucks ABC

NAVY FEDERAL Credit Union

14000 West View Dr

BURGER KING

ROUTE 66

Centreville Square II

LOTTE market LIDL KUMON

SUNOCO MATHNASIUM DUCK DONUTS

UPPERRIDGE CT

McDonald's

CINEMARK

SWEETWATER TAVERN

CENTREVILLE RD 75,000 VPD

NEW BRADDOCK RD

BRADDOCK RD

# 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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