




# Cedar Park Shopping Center

 Park Street & Cedar Lane,  
Vienna, VA 22180

 75,844 SF

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Property Summary GLA: 75,844

## Highlights

Cedar Park is a unique neighborhood shopping center located in the dense infill market of Vienna, VA. The property features a rare blend of convenience-oriented service users and best-in-class restaurants. Cedar Park is the only shopping center within a 2-mile radius, resulting in a highly captive affluent audience of shoppers.



Trade Area

	1 Mile	3 Mile	5 Mile
 <b>Population</b>	16,053	145,736	325,636
 <b>No. of Households</b>	6,332	56,505	119,516
 <b>Avg. HH Income</b>	\$207,545	\$200,041	\$212,217

Where It Really Matters.



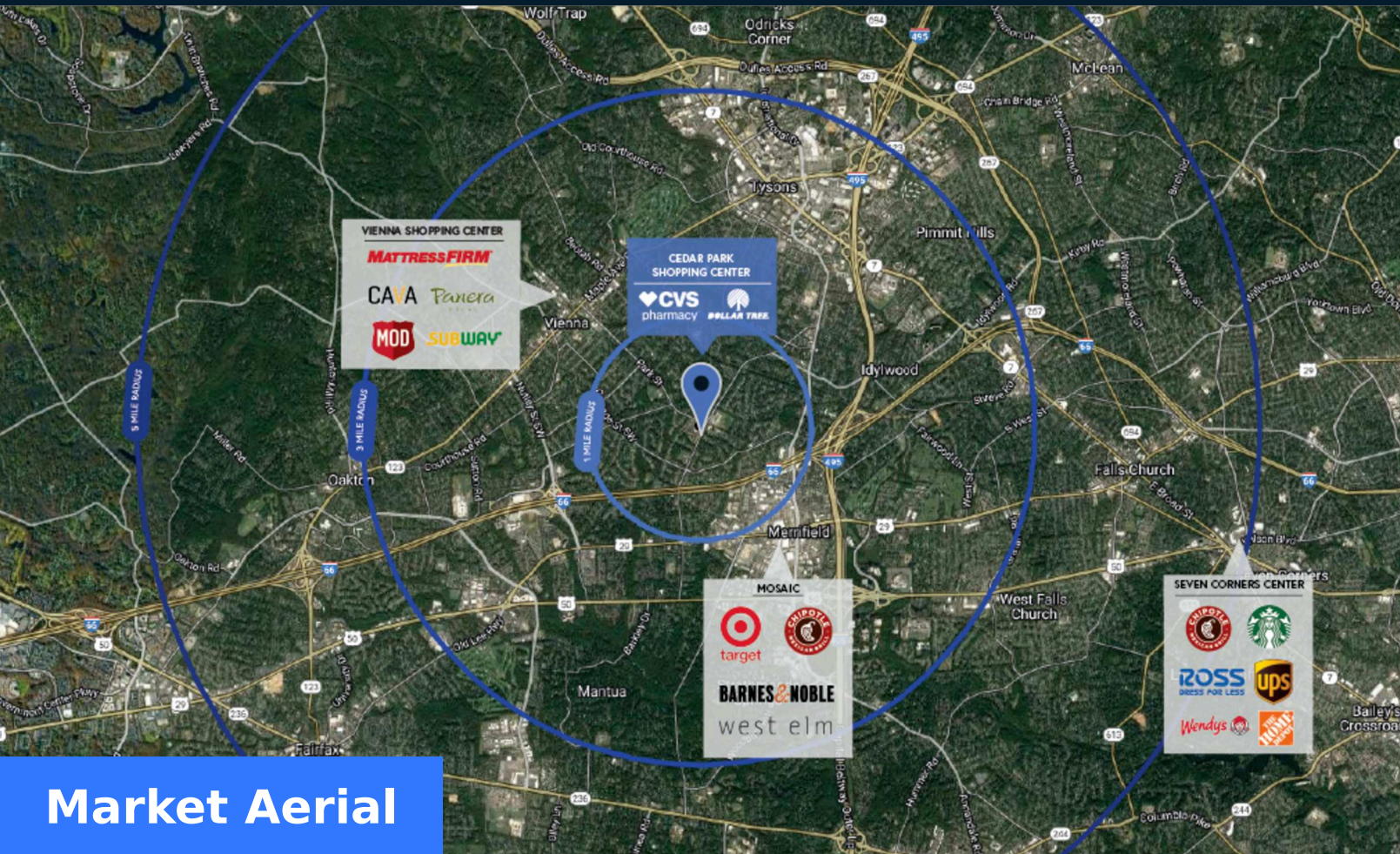
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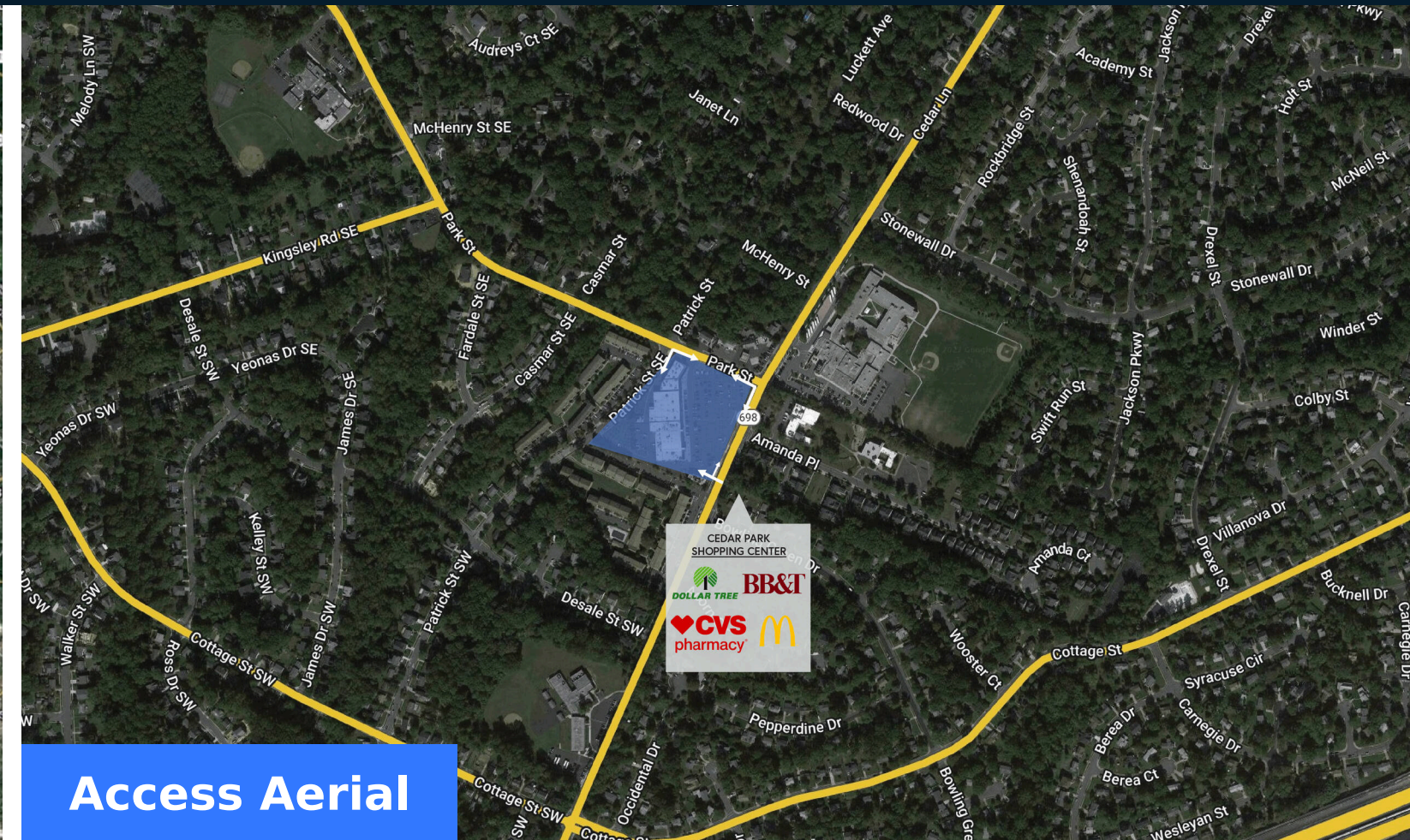


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Market Aerial



Access Aerial



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■ AVAILABLE SPACE

Retailers	SF
<b>B1</b> Bob Barfield	
<b>B2</b> Available	<b>200</b>
<b>B3</b> Bob Barfield	2,000
<b>B4</b> Affordable Lawn Sprinkler	1,525
<b>B5</b> Available	<b>625</b>
<b>B6</b> Affordable Lawn Sprinkler	2,807
<b>B6-1</b> Affordable Lawn Sprinkler	1,500
<b>Pad</b> Available	<b>5,201</b>
<b>PAD1L</b> Mike's Warehouse	1,500
<b>PAD2G</b> Simply Social Coffee	1,872

Retailers	SF
<b>PAD3U</b> Affordable Lawn Sprinkler	<b>1,630</b>
<b>01</b> Pizza Boli's	1,200
<b>02</b> Vienna Threading and Wax ...	1,200
<b>03</b> Symmetry Salon Studios	3,925
<b>04-05</b> Martial Arts Black Belt Acad...	3,800
<b>06</b> Leased Space	2,771
<b>06a</b> AMERICA'S BEST WINGS	1,900
<b>07</b> Available	<b>3,310</b>
<b>08</b> Koji Sushi	1,500
<b>09</b> Affordable Lawn Sprinkler	3,345

Retailers	SF
<b>10</b> Dollar Tree	<b>9,672</b>
<b>13</b> Leased Space	10,650
<b>14-15</b> Starfit Studio	1,740
<b>16</b> Available	<b>525</b>
<b>17</b> Hair and Nail Spa	1,200
<b>18</b> Available	<b>2,675</b>
<b>19</b> Parcel Plus	845
<b>20</b> Toby's Ice Cream	1,000
<b>21</b> The Red Bird	1,353
<b>23-36</b> Born 2 Dance	8,545

**GLA TOTAL 75,844**

Where It Really Matters.

