




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
 Population	16,053	145,736	325,636
 No. of Households	6,332	56,505	119,516
 Avg. HH Income	\$207,545	\$200,041	\$212,217

Where It Really Matters.



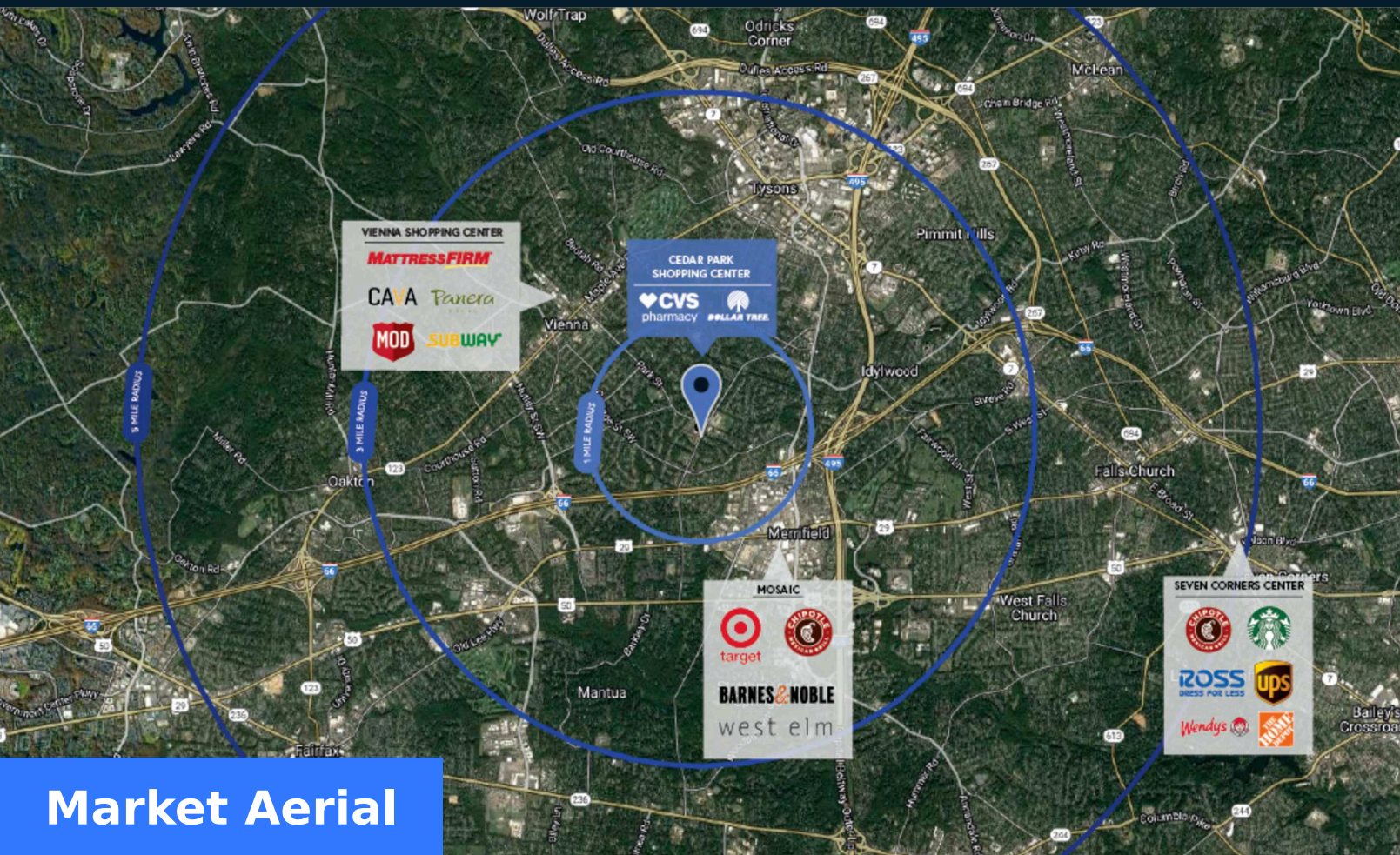
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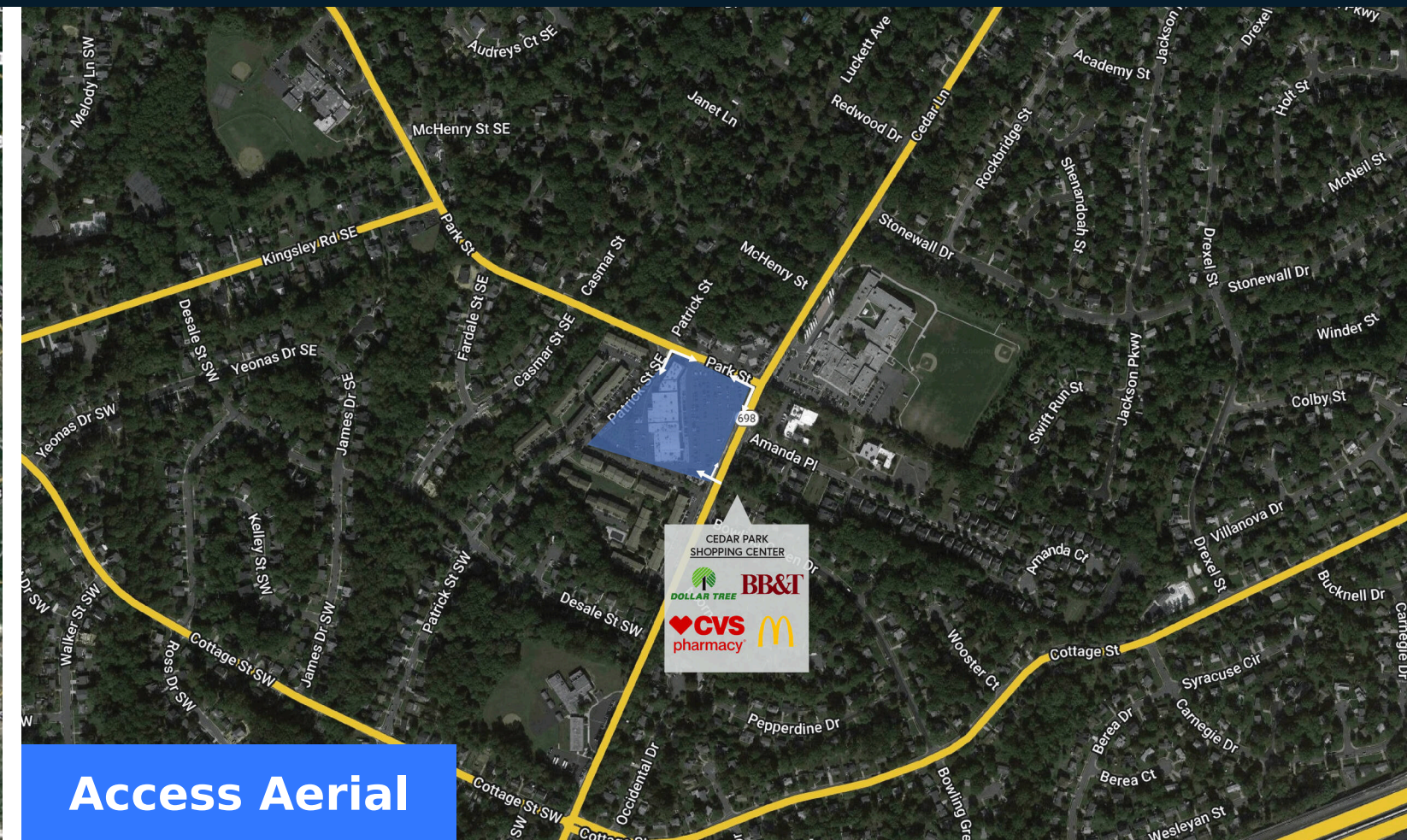


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Market Aerial



Access Aerial



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■ AVAILABLE SPACE

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

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

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

GLA TOTAL 75,844

Where It Really Matters.

