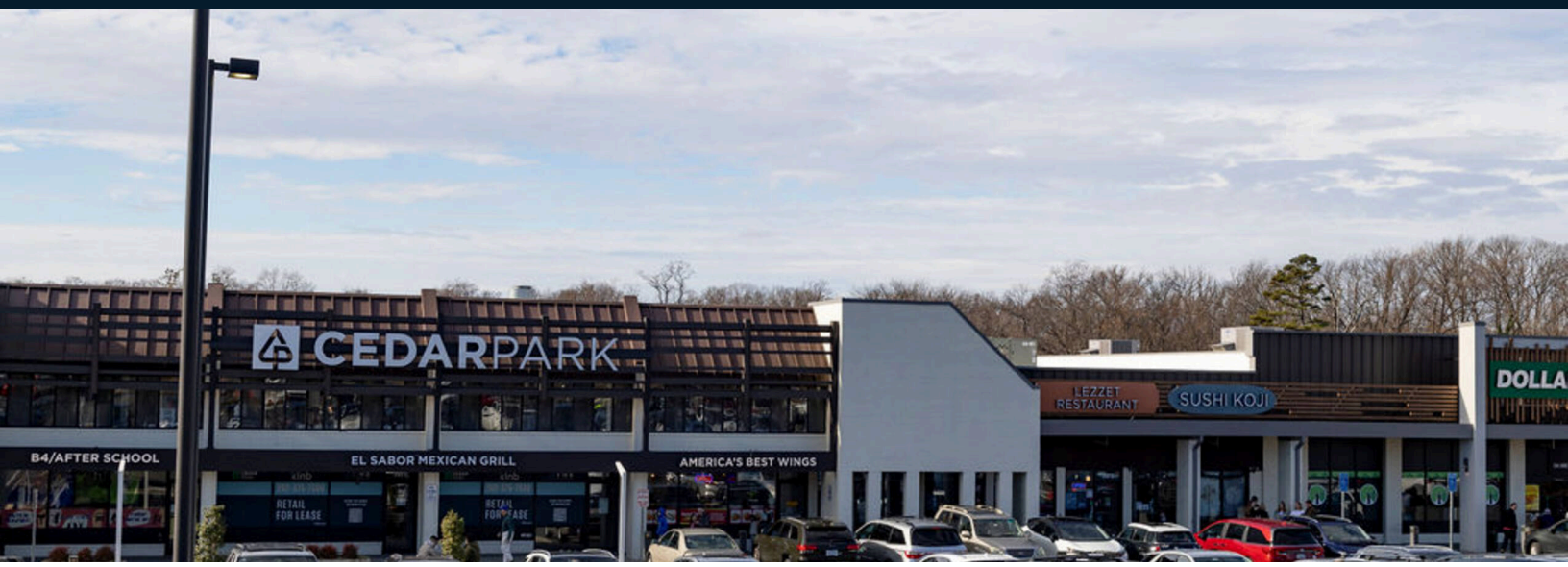
Cedar Park Shopping Center

Park Street & Cedar Lane,
Vienna, VA 22180

75,844 SF

Jenn Price
p: 202-420-7768
e: jprice@klnb.com



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.



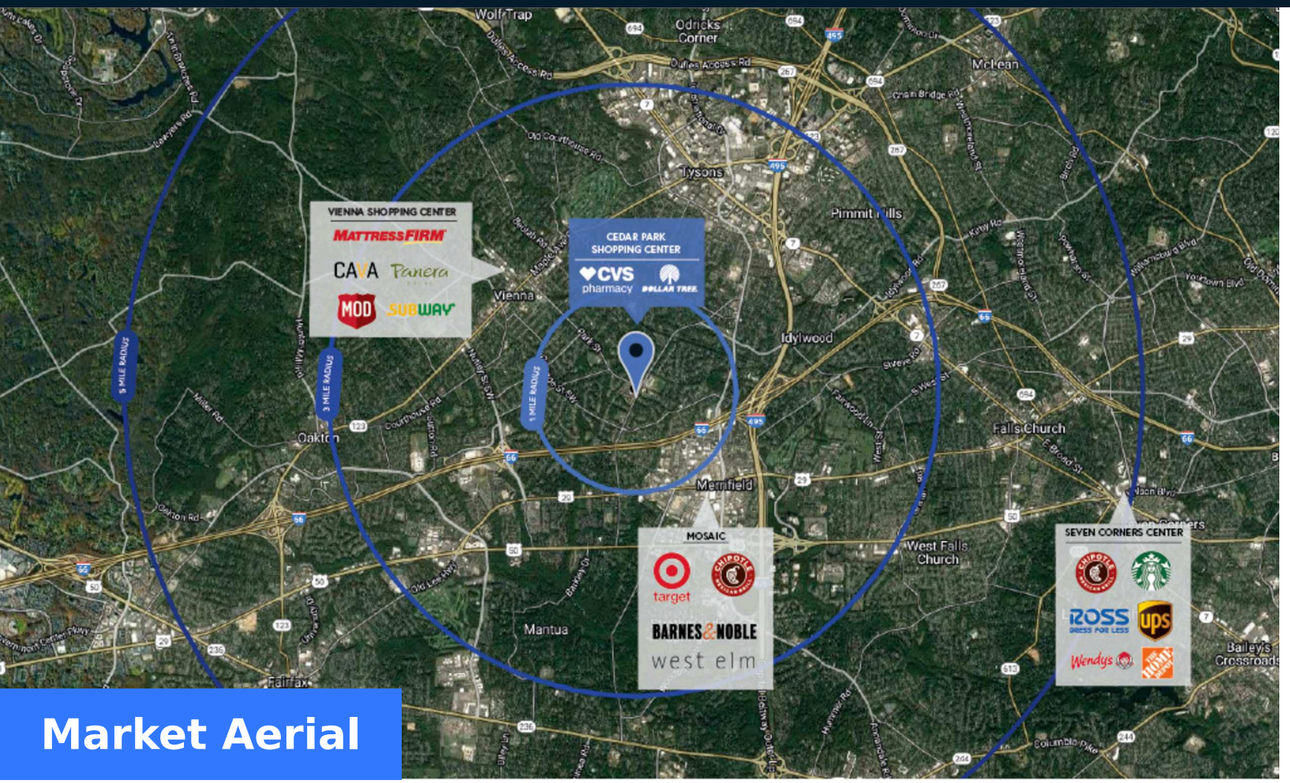
Trade Area

	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

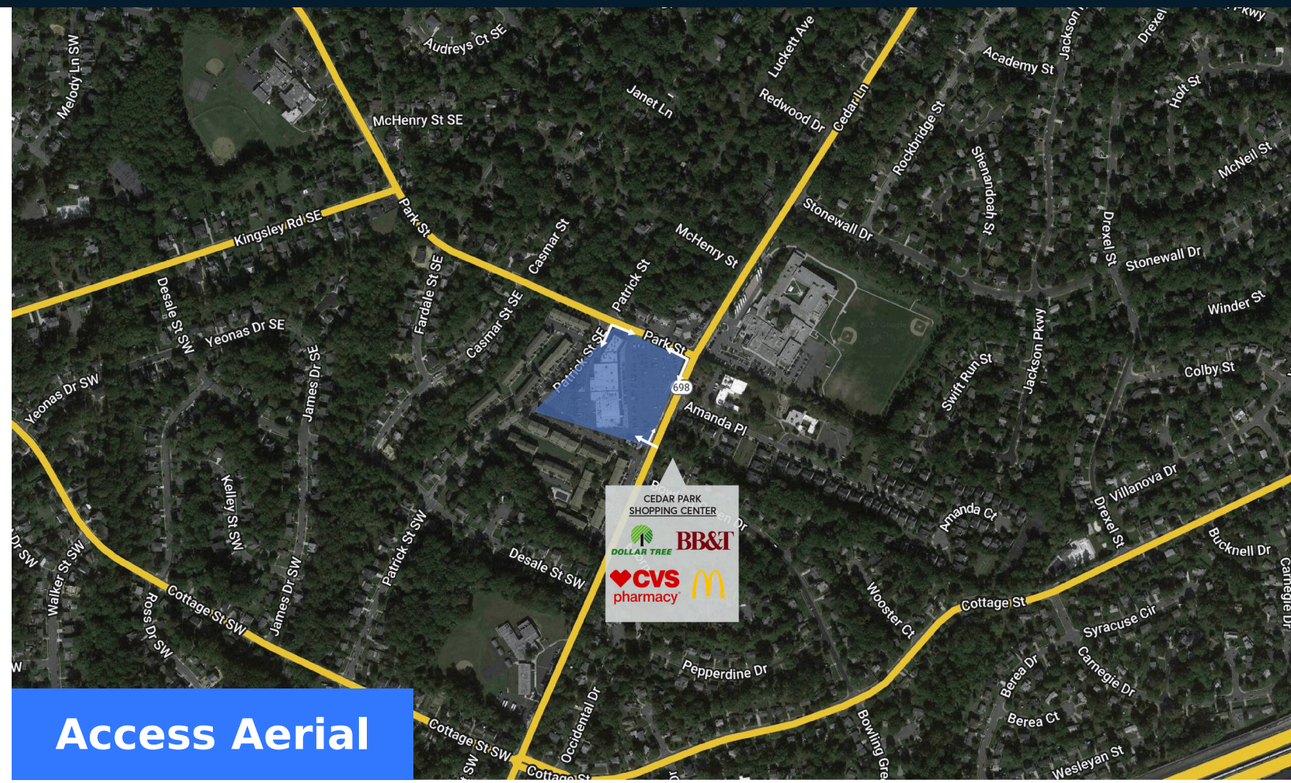
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Market Aerial



Access Aerial







Where It Really Matters.

FWR

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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	Ace Hardware	10,650
14-15	Starfit Studio	1,740
16	RJ Roses	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.

FWR