

ANNANDALE

SHOPPING CENTER



The Heart and Soul of Annandale

The Annandale Shopping Center is centrally located on Columbia Pike at Gallows Road, just 1.5 miles from the Beltway. Built in 1957, the Annandale Shopping Center has become a symbol for urban revitalization. From extensive lush landscaping to participation in every major community event, this center is held closely in the heart of the community, as it has been for four generations.

Major tenants include the Great American Restaurant, Silverado. Without question it is the most popular restaurant in Annandale providing equally busy lunch and dinner service.

Thousands celebrated when Navy Federal Credit Union opened their Annandale branch saving military families the long congested drive to Tysons.

ALDI, one of American's favorite grocery stores, will open in 2017 offering the community a fresh shopping experience. Premium quality groceries at the lowest possible prices make for a combination shoppers love and will be a welcome addition to Annandale.

Home Instead Senior Care is one of the largest employers in the district, providing professional CAREGivers to local seniors. Whether it's companionship, help with daily chores, transport to appointments, respite or Alzheimer's care, or personal chef services, Home Instead provides the means which allow seniors to remain in their homes.

Beanetics Coffee Roasters is Annandale's only independently owned micro coffee roasting facility. Since the evolution of a better cup of coffee starts with the origin of the beans and the roasting, Beanetics customers can watch the roasting process in the glass enclosed roasting room, and select single bean or blended roasts. This home grown business has become the favorite haunt for the residential and business community. It is not unusual to see politicians, journalists, artists, joggers, or moms with a baby carriage sipping and chatting.

These and the other shops in the Annandale Shopping Center form the focal point of the community. It is the heart and soul of Annandale.

Interior of Leasable Space



ABOUT ANNANDALE

Annandale is centrally situated at the cross roads of Northern Virginia. Located only minutes from every major highway; it is the heart of Fairfax County. Annandale's prime location, just inside the Capital Beltway, and with a choice transportation network, puts Annandale in a thriving key commercial corridor. Locating a business in Annandale provides a strong strategic advantage.

Greater Annandale is a family oriented community which offers a variety of home styles, convenient shopping, extensive parks and hiking trails, playgrounds, tennis courts, a Nature Center, a 9 hole golf course, and the only Horticulture Center in the county along with a plethora of wonderful restaurants and schools. Besides budding professionals, educators, scientists, authors, and horticulturists, Annandale boasts three culinary training programs and two seasonal farmers' markets.

Annandale has more than 1.8 million square feet of office space, almost 2.4 million square feet of retail, and more than 91,450 square feet of industrial or flex real estate employing over forty thousand people. Greater Annandale (within a 5 mile radius of the village center) enjoys a population in excess of 342,076 residents and proven competitive advantages that will help increase demand for office space. First is reasonable pricing with an affordable commercial rental rate. Second, is a location advantage with close proximity to both Washington and Tysons Corner. Third, are the improvements to Annandale's infrastructure including streetscape enhancements. With the projected mixed use developments creating additional retail and dining options, office employees will be given an opportunity to live near their work.

Annandale's history can be traced to 1685 when Col. William H. Fitzhugh purchased a tract of 24,000 acres known as Ravensworth. From that pre-Revolutionary time to now, Annandale has been known for its hospitality. A large diverse population has gathered in Annandale adding layer upon layer of charm, culture and sensational food.

Annandale is bustling these days. For the past several years, the Annandale Chamber of Commerce, the Annandale Central Business District (CBD) Planning Committee, Fairfax County, and the State of Virginia have been working with Annandale's civic and business community to improve the Village Center. Tasteful entryway signs surrounded by seasonal plantings mark the boundaries of the Central Business District. Annandale's Tollhouse Park, designed by the Fairfax County Park Authority, is prominently located at the intersection of Annandale Road and Little River Turnpike which was the original business district. The park site is also near the location of one of the first toll houses along this early turnpike and a historic marker has been placed as a reminder of this significant location.

Another point of interest is the Annandale Shopping Center located on Columbia Pike and Gallows Road. The ASC is the oldest shopping

center in town, developed at the beginning of Annandale's modern age in 1957. Unlike many older centers, the ravages of time have not touched the ASC. Lush landscaping, and constant updating and care have preserved this spot where so many residents have shopped their entire lives.

Streetscape improvements to include stylish and functional benches, bus shelters, trash receptacles, and lighting, combine with colorful shrub and tree plantings to create a distinctive image for the CBD. A key element in the development of Annandale's new image has been the creation of the Annandale Flag; the only unincorporated town in the Commonwealth with its own flag. Government services are provided by Fairfax County with community interests represented by both Supervisors from the Mason and Braddock Districts on the County Board of Supervisors.

Because of high traffic congestion on weekends and during rush hours, Fairfax County is seeing a resurgence in home town shopping patterns. Residents are not venturing to branch stores more than 2-3 miles from home or work. Consequently, it is vital for the health of quality retailers to establish additional branch locations, and not depend on drawing customers from neighboring communities.

The Future

In 2010, a new comprehensive plan was adopted for the Annandale Central Business District (CDB), which is the first of its kind in Fairfax County and grants significant advantages in redevelopment.

Instead of traditional land use strategies, the new plan provides significant flexibility to help support Annandale's revitalization efforts. It does not specify intensity or single land use, but rather permits properties to be redeveloped with a mix of uses and to achieve maximum height by providing community amenities.

This plan encourages redevelopment that will increase the residential population and create a pedestrian-oriented environment. Its vision calls for a vibrant mix of land uses that enhance the quality of life for its own and neighboring residents, while enabling businesses to prosper and contribute to Annandale's vitality. Redevelopment will include higher density, mixed use projects that strengthen the street edge; where people can walk to shopping, entertainment & community activities. High quality redevelopment will enable Annandale's CBD to reach its full potential, while strengthening surrounding residential communities.

In particular, proposals are being made to build mid-range leasable residential space with high-end finishes interspersed with boutique retail and bistro dining at street level. This is the type of mixed use space highly sought by young professionals who would prefer to live and shop close to home. A large project has just been approved called Markham Place. To see the details go to www.annandalechamber.com and see the review of this exciting 310 unit project.

Interior of Leasable Space



BUSINESS BASE

Annandale has a healthy and diverse business base, joined with strong consumer demographics and a high quality of living. This all makes Annandale a rich investment. Service industries dominate and account for nearly 45% of the market. Retail trade businesses are the second most prevalent industry type representing 24%. Finance, insurance, and real estate come in third at slightly over 15%. Annandale, where excellent development opportunities exist, promotes an urban concept to support her continued revitalization as a mixed use town center.

RESIDENTIAL DEMOGRAPHICS

Total Population	74,135
Greater Annandale (5 mile radius)	342,076
Caucasian	50.40%
African American	8.60%
Native American	0.50%
Asian American	* 19.60%
Other Races	5.94%
Two or more Races	3.96%
Hispanic/Latino of any Race	21.60%

*Includes East Indian, Chinese, Filipino, Japanese, Thai, Korean, & Vietnamese. The Korean & Vietnamese populations are approximately the same at slightly less than 8% each with the East Indian population growing at the fastest rate throughout the entire Washington region.

HOUSEHOLD INCOME

Fairfax County	\$103,000
Annandale	\$112,314
Virginia	\$ 59,330

The median household income in Annandale is 91.4% greater than the national average.

MEDIAN HOME VALUE

Fairfax County	\$507,800
Annandale	\$539,900
Occupied Annandale Housing Units	98.40%

EDUCATION

Graduate degree	21.30%
Bachelor's degree	49.20%
Associate's degree	54.30%

LARGEST EMPLOYERS

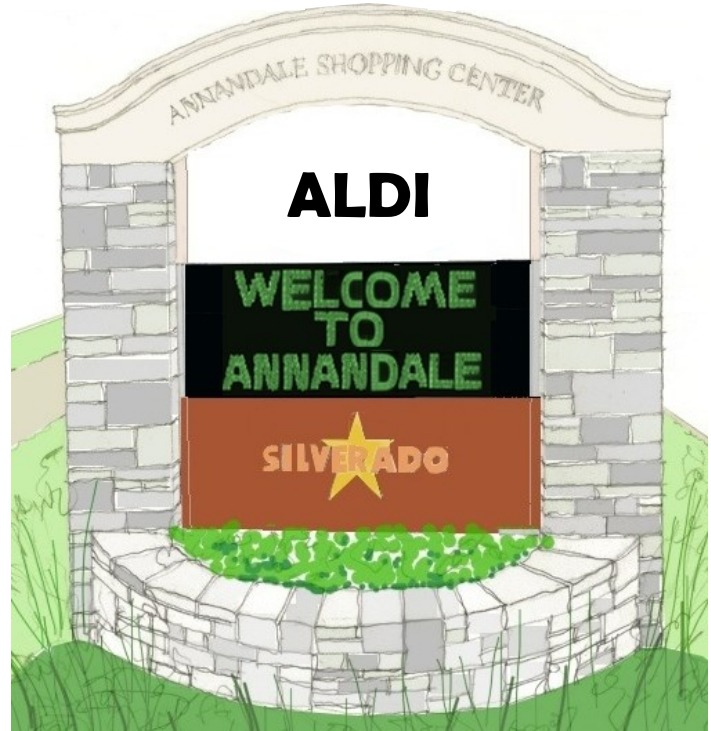
Northern Virginia Community College	Raytheon
Fairfax County Government	General Dynamics
Federal Government	SAIC
George Mason University	Southland Corp.
Home Instead Senior Care	IBM
Fairfax INOVA Hospital	iGlobal University
Computer Sciences Corporation	The Vitamin Shoppe
Great American Restaurants	Lockheed Martin

SPACE AVAILABLE FOR IMMEDIATE OCCUPANCY

- Available for immediate occupancy
- 10,344 square feet end unit
- Can be subdivided to meet tenant's needs
- 2 bay loading dock with dock levelers
- Complete renovation in 2009 with all new energy efficient mechanical systems, plumbing, electrical, rubber roof, sprinkler

TRAFFIC COUNT

Road	From	To	AVE Vehicles/day
Columbia Pike	Gallows Road	Sleepy Hollow	30,000
Columbia Pike	Sleepy Hollow Rd.	Lincolnia Road	30,000
Gallows Road	Columbia Pike	Hummer Road	33,000



Monument sign coming 2017. Fairfax County sign permit already obtained. Anchors will be recognized on this sign and it will provide a LED message board for tenant advertising and community events.



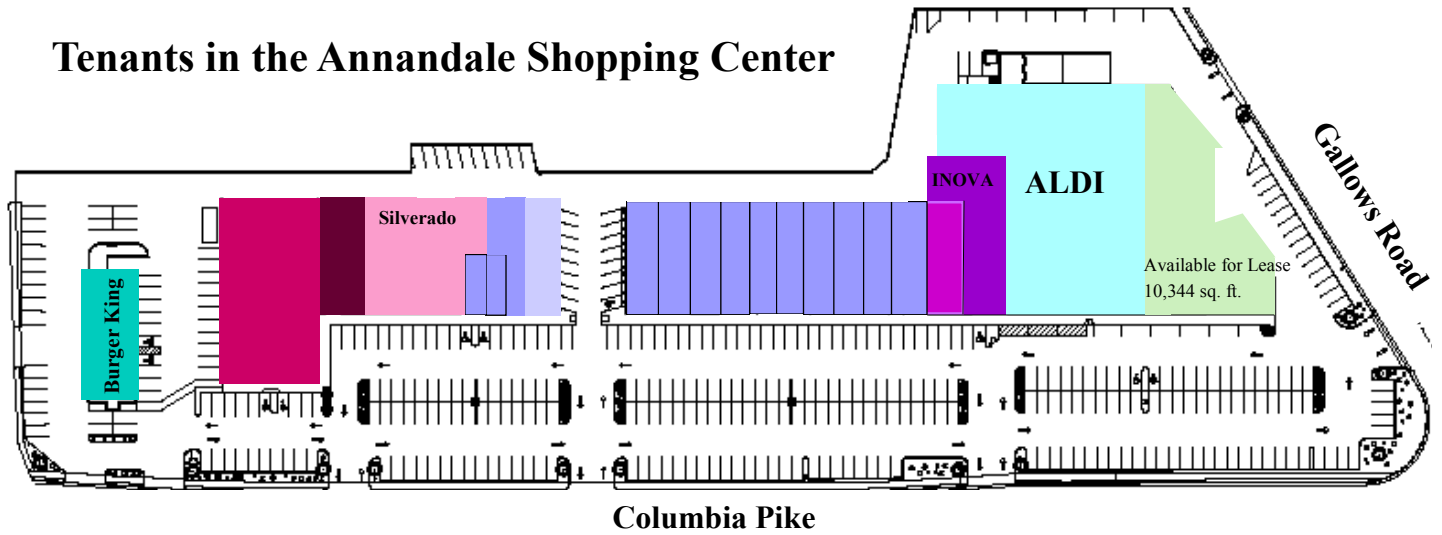
**Collector's
World**

























H&R BLOCK®



Tenants in the Annandale Shopping Center



- | | | | |
|---|--|---|---|
|  Burger King |  Express Shoe Repair |  Hair Unik |  Tiffany's Bakery |
|  TBA |  Annandale Barbers |  Enterprise Rent a Car |  Cue Club Café |
|  Home Instead Senior Care |  Annandale Photo |  Comics and Cards |  Navy Federal Credit Union |
|  Silverado, a Great American Restaurant |  Quiznos Classic Subs |  Beanetics Coffee Roasters |  INOVA Fairfax Hospital, <i>Treasure Trove</i> |
| |  Eden Nails & Spa |  H&R Block |  ALDI Grocery Store |
| |  Hapmudo Martial Arts |  Lee Cleaners |  Available Space |



The available space shown above is accessible from both Gallows Road and Columbia Pike and can be subdivided to meet tenant needs. This space is viewed by 63,000 commuters daily.

Landscaping at the Annandale Shopping Center is lush and colorful, setting a bench mark for community beautification, and invites customers to linger and shop longer.



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