



# MINTBROOK VILLAGE

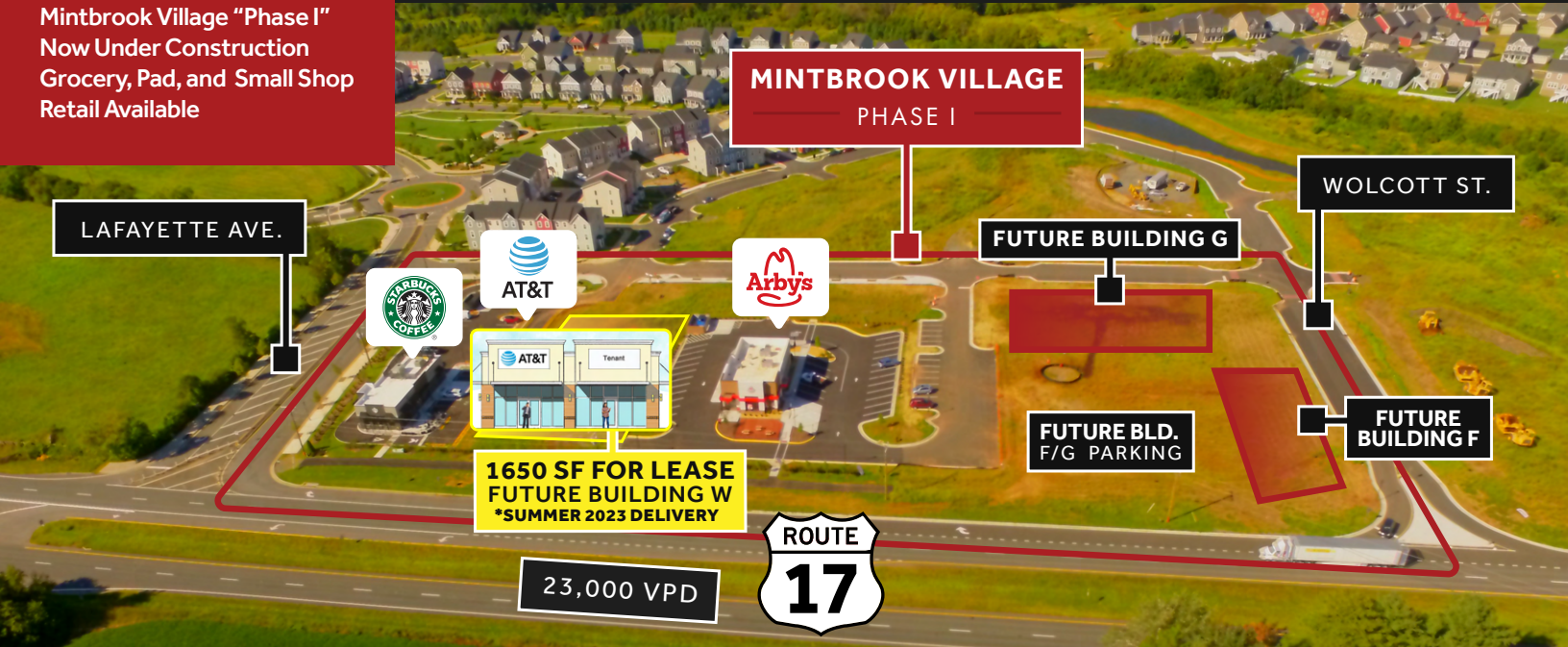
BEALETON, VA

JOIN:



## RETAIL SPACE FOR LEASE!

Mintbrook Village "Phase I"  
Now Under Construction  
Grocery, Pad, and Small Shop  
Retail Available



**1650 SF FOR LEASE  
FUTURE BUILDING W  
\*SUMMER 2023 DELIVERY**

**23,000 VPD**



### WHERE WE ARE



### ADDRESS

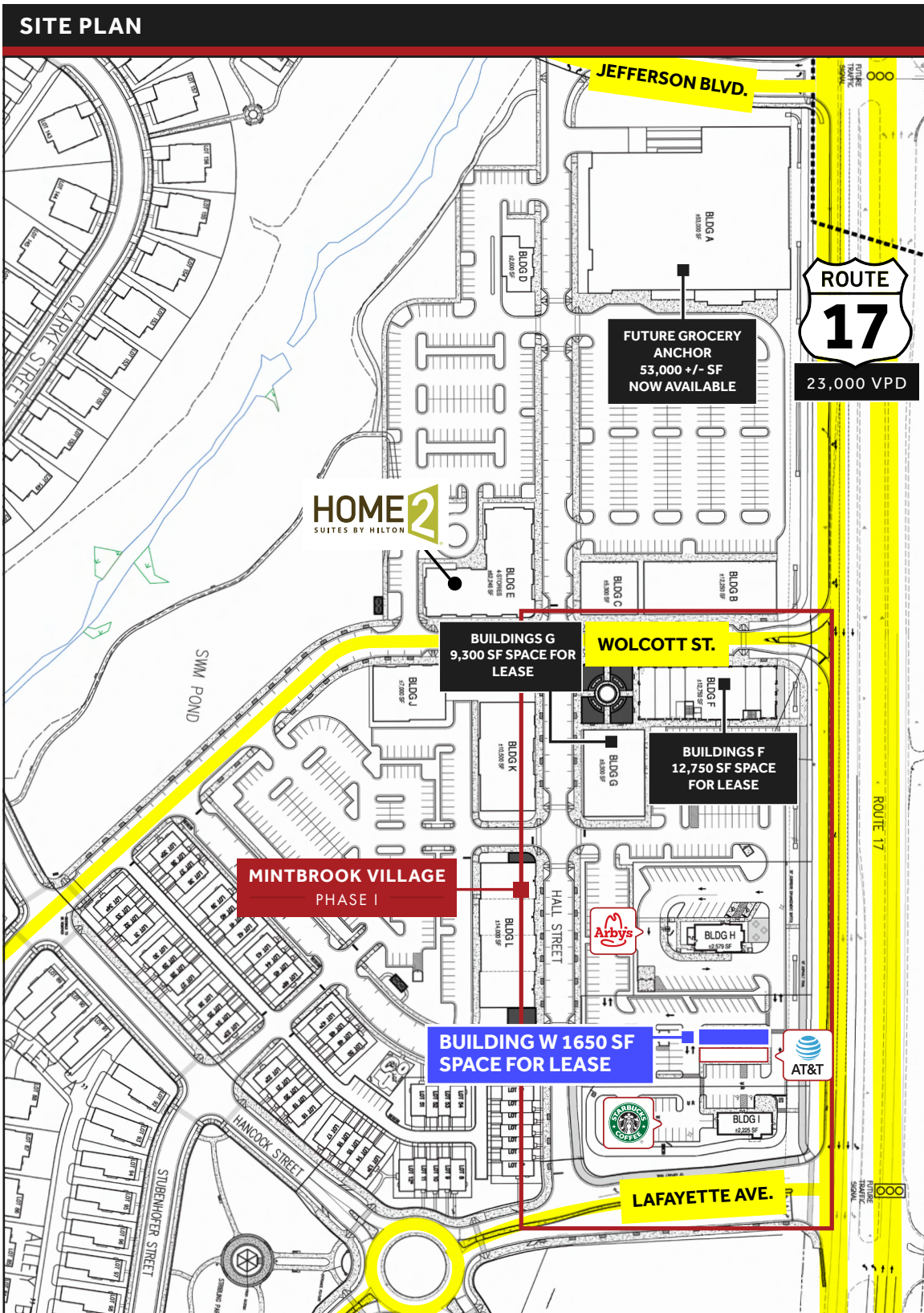
**11830 Hall St  
Bealeton, VA 22712**

### PROPERTY HIGHLIGHTS

- Located in the burgeoning Bealeton, VA submarket, **Mintbrook Village** is a highly appealing 310,000 SF Class A grocery anchored retail development which "fronts" the busy VA Rt. 17 regional corridor (23,000 AADT).
- This 40 acre "Town Center style" retail development (zoned MUB) is part of a larger 325 acre mixed-use Mintbrook development that features nearly 550 immediate-proximity residential units (300 residential units are currently complete or under construction), as well as a future elementary school, middle school, fire station, community center, and active public park(s). The center is an integral part of the overall Bealeton retail district, and enjoys close proximity to both the Rt. 17 and Rt. 28 retail corridors.
- Mintbrook Developers is actively developing "Phase I" commercial tracts near the intersection of Lafayette and Rt. 17 (Arby's and Starbucks are now open for business!). The developer is seeking grocery anchor, pad, and small shop tenants at this time!

### DEMOGRAPHICS

	10 MINUTE DRIVE	15 MINUTE DRIVE
<b>Population</b>		
2021 Actual	11,452	22,290
2025 Projected	12,245	23,615
<b>Households</b>		
2021 Actual	3,870	7,781
2025 Projected	4,146	8,245
<b>Median Household Income</b>		
2021 Actual	\$79,136	\$81,083
2025 Projected	\$84,318	\$86,485



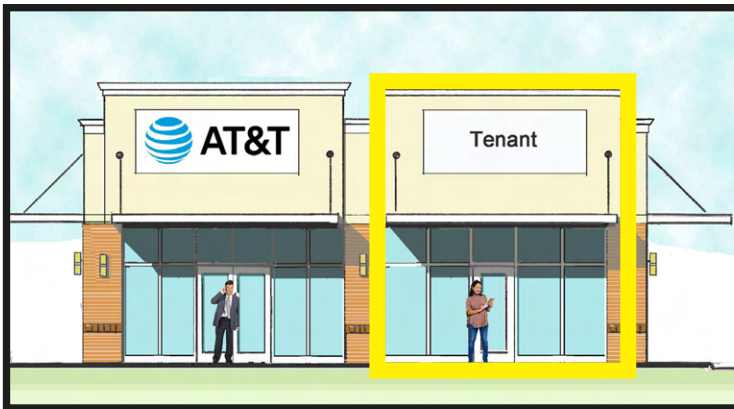


## BUILDING W ELEVATIONS AND FLOOR PLAN

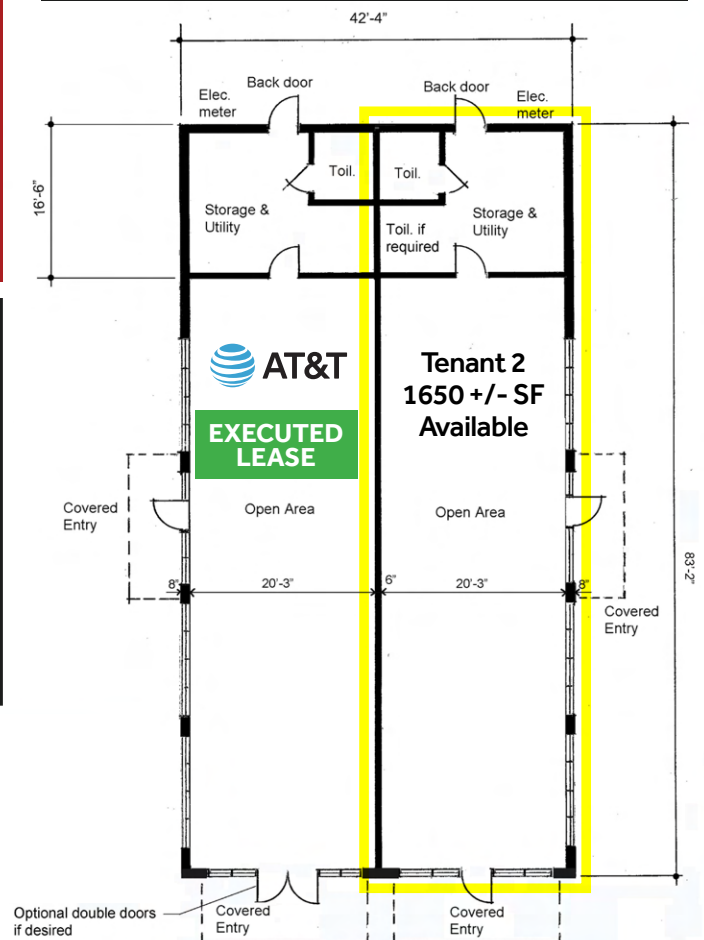


**NOW LEASING  
BUILDING W  
TENANT 2 - 1650 SF**

Future Multi-Tenant Retail Fronting  
VA Route 17 and primely located  
between Starbucks and Arby's.



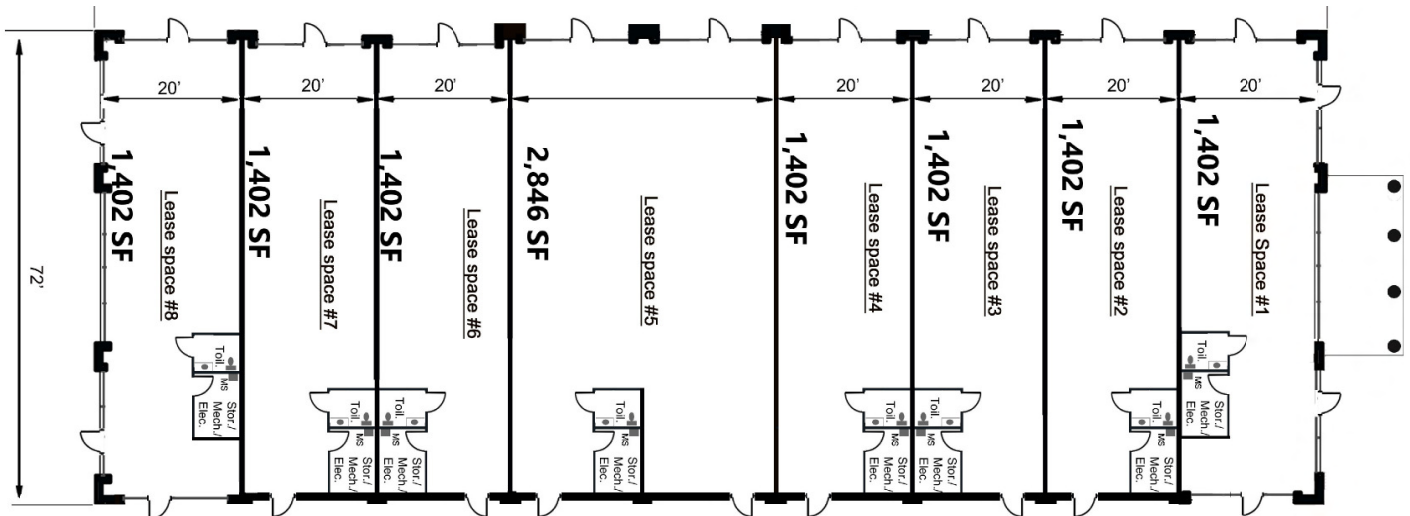
**NOW UNDER  
CONSTRUCTION**



## BUILDING F ELEVATIONS

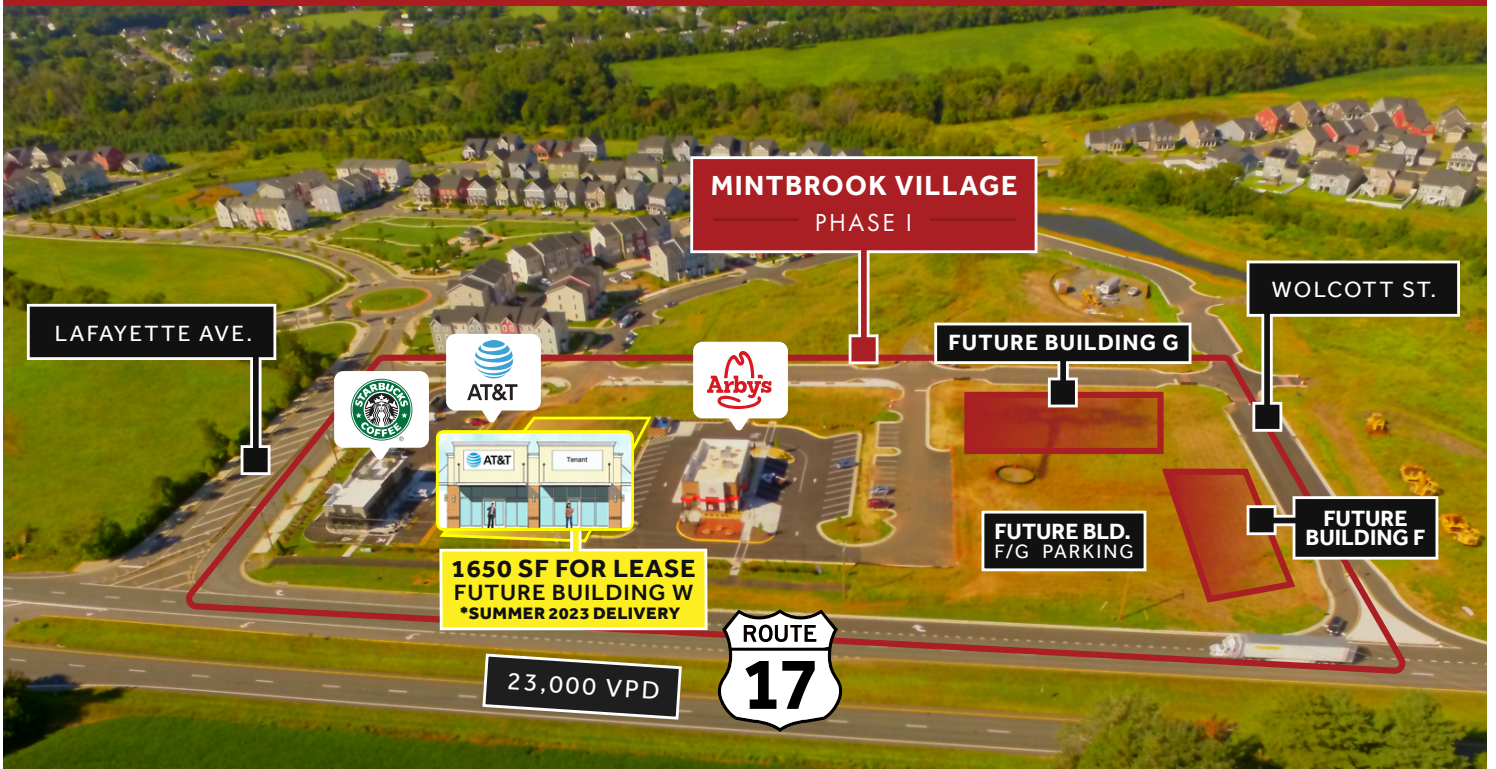
### NOW LEASING - BUILDING F

12,000 SF Class A Small Shop Retail with Immediate Proximity to VA Rt. 17.





EXTERIOR PHOTOS



MINTBROOK VILLAGE Q4 2022



CONTACT  
INFORMATION:

**JUDD BOSTIAN**  
jbostian@nvretail.com  
**703.448.4312**

**PATRICK HAYDEN**  
phayden@nvretail.com  
**703.448.4307**