



# UPDATE

MAY 2023 – LIBERTY SPECIAL

[SouthCountyFederation.com](http://SouthCountyFederation.com)

News to know for the area from Ox Road to Mason Neck, Fairfax County Parkway to the Occoquan River.

## Lidl opening delayed despite signs of progress

Jack Perkins of Elm Street Development reports: *“In a virtual meeting with Supervisor Storck’s staff on April 7, Lidl stated that they are still waiting for refrigeration equipment to ship, and they are now projecting to open the store in July.”* Neighbors have spotted supply trucks making deliveries recently, but the grand opening is still delayed.



## Brynmor Childcare Center sets opening date

Perkins: *“Brynmor Early Education & Preschool has leased Buildings P-1 and P-3 (front, left two cell block buildings in the photo). They started fit-out work in April and hope to be open for business this fall.”* A webpage and Facebook page are now live and signs have been posted at the property. A job posting is up for the Executive Director.

## F45 Fitness signs lease, space still available

Perkins: *“F45 Fitness has signed a lease for approximately half of Building P-5. They are working on construction plans and permits now. They hope to start fit-out work later this year and be open for business in early 2024. Elm Street is still courting restaurant and brewery concepts for the dining hall, Building P-12. Interest in the center remains strong, and Elm Street expects interest will only increase once Lidl and the other tenants open.”*



Ledo Pizza – AVAILABLE – Always Polish'D – Kokee Tea – Yafa Grille – Petite Smiles – Taco Rock

The next SCF meeting will be Tuesday, June 13th at 7 pm



## Retail spots delayed awaiting final inspection

Perkins: “Construction was on hold from Oct. '22 to Apr. '23 awaiting shipment and receipt of the 2000 Amp main electrical breaker for the building. That part was installed in late April and permanent power has been restored to the building. Elm Street is in the process of obtaining final inspections from Fairfax County. They anticipate being able to deliver the building to the tenants and their contractors to start tenant fit-out work the week of May 22. Tenant fit-out work can take 4-8 months depending on the complexity (restaurants tend to take longer). The supply chain for things like air conditioning units, refrigeration, and electrical equipment continues to be backlogged and difficult to predict. Elm Street anticipates that tenants will start to open for business this fall and all should be fully open for business by spring '24. Six spaces are leased and the seventh is in negotiation.”



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