



## JOIN THESE RETAILERS



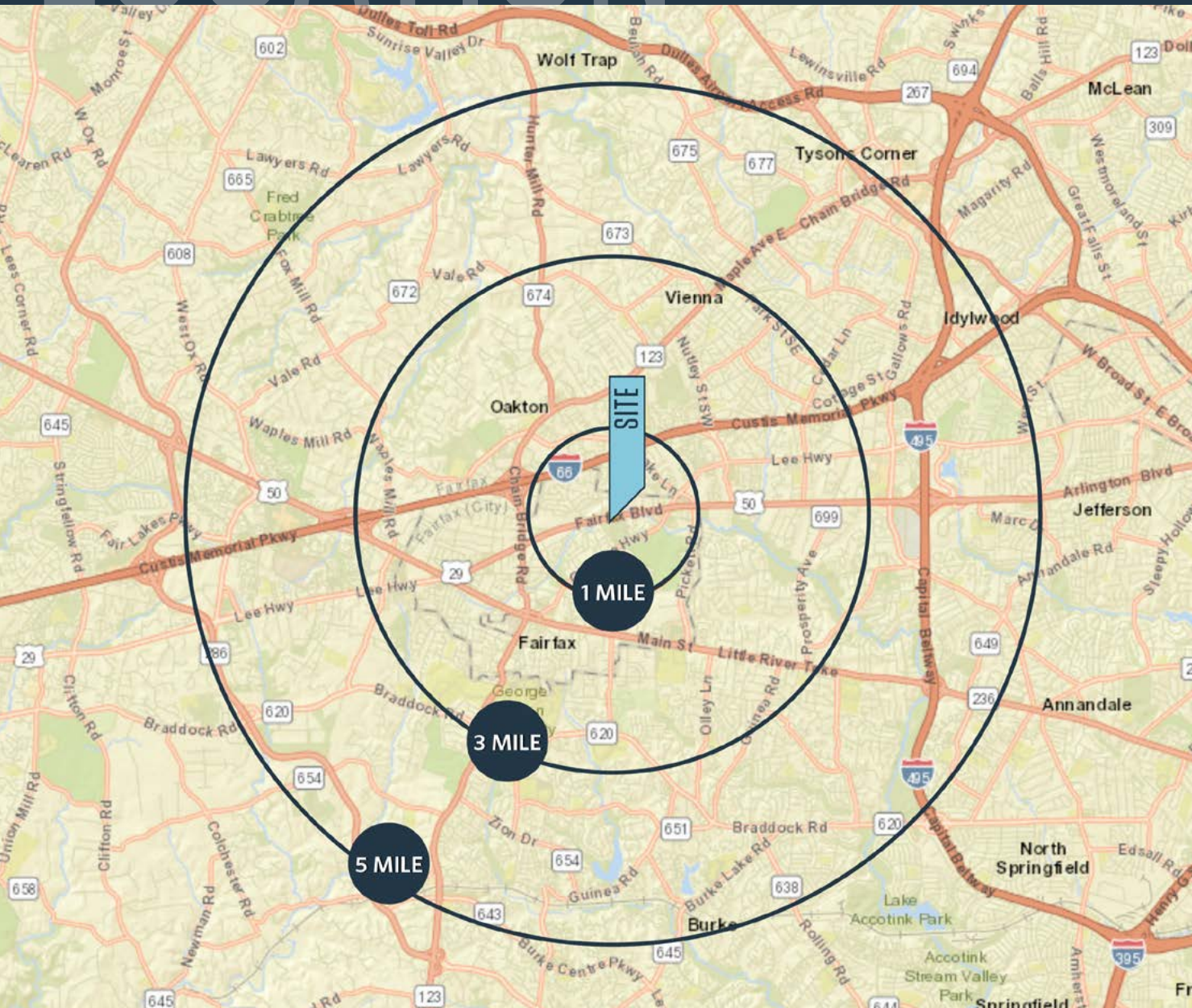
## RETAIL FOR LEASE

- 2,253 SF end-cap available in free-standing building next to Moby Dick House of Kabob and Club Champion.
- Potential Outdoor Patio
- Located at existing traffic signal. Eastbound traffic has a left turn arrow.
- Directly across from main entrance to Fairfax High School and next to P.J. Skidoos.
- Excellent visibility from Route 50/Fairfax Blvd.

# LOCATION

# FAIRFAX BOULEVARD CROSSING

9940 FAIRFAX BOULEVARD, FAIRFAX, VA 22030, FAIRFAX COUNTY



## AVAILABLE SPACE:

SIZE	RATE	CONDITION	DELIVERY
2,253 SF	\$49.00 PSF	MODIFIED SHELL	IMMEDIATE

\*EST. NNN: \$14.84 PSF

## DEMOGRAPHICS | 2019:

	1-MILE	3-MILE	5-MILE
Population	17,805	115,974	297,206
Daytime Population	7,966	82,671	178,951
Households	6,751	40,435	107,603
Average HH Income	\$134,665	\$167,419	\$165,918

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2018:

Route 50/Fairfax Blvd. 37,000 ADT

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# SITE PLAN

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## AVAILABLE SPACE

SIZE	RATE	CONDITION	DELIVERY
2,253 SF	\$49.00 PSF	MODIFIED SHELL	IMMEDIATE
*EST. NNN: \$14.84 PSF			

2,253 SF ENDCAP

2,253 SF AVAILABLE

POTENTIAL OUTDOOR PATIO

62 PARKING SPACES

MAIN ENTRANCE TO FAIRFAX HIGH SCHOOL

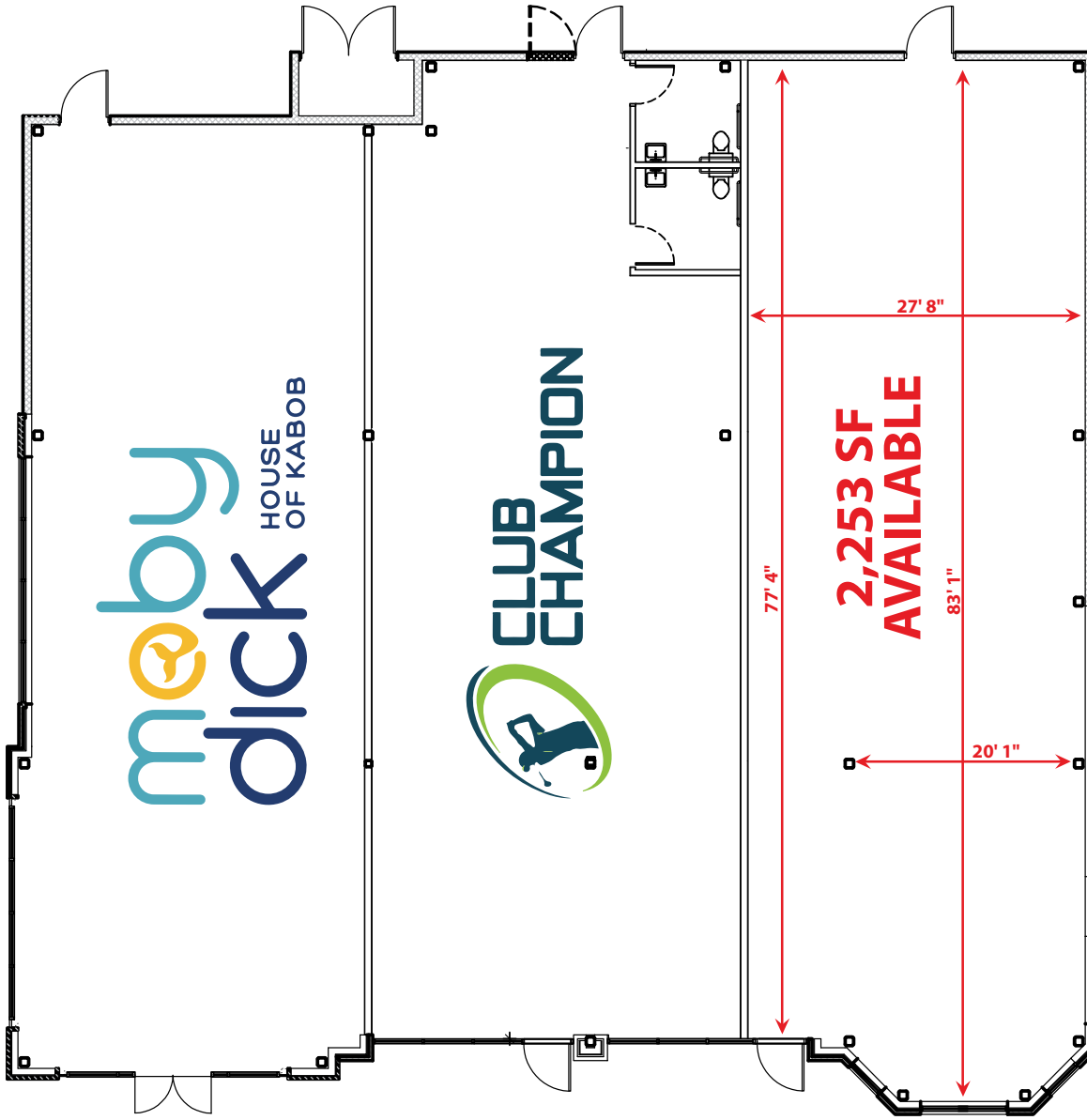
FAIRFAX BOULEVARD  
37,000 (2018 ADT)



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### AVAILABLE SPACE

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# AERIAL

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**FOR MORE INFORMATION, PLEASE CONTACT:**

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