



JOIN THESE RETAILERS



PAD FOR SALE, LEASE, OR BUILT-TO-SUIT

- Located in the busy Route 50 commercial corridor of Fairfax City.
- Excellent visibility and access from Route 50/Fairfax Blvd.
- Cross access easement with corner pad (Patient First).
- Zoned Commercial Retail (City of Fairfax).

PURCHASE				
PAD SIZE	PRICE	CONDITION	DELIVERY	
0.66 ACRES	\$2.75MM	FINISHED PAD	IMMEDIATE	
GROUND LEASE				
PAD SIZE	RATE	CONDITION	DELIVERY	
0.66 ACRES	\$175,000	FINISHED PAD	IMMEDIATE	
BUILT-TO-SUIT				
SIZE	RATE	CONDITION	DELIVERY	EST. NNN
2,000-5,055 SF	\$49.00 PSF NNN	VANILLA SHELL or COLD DARK+TI	TBD	\$14.00 PSF

CRAIG CHENEY

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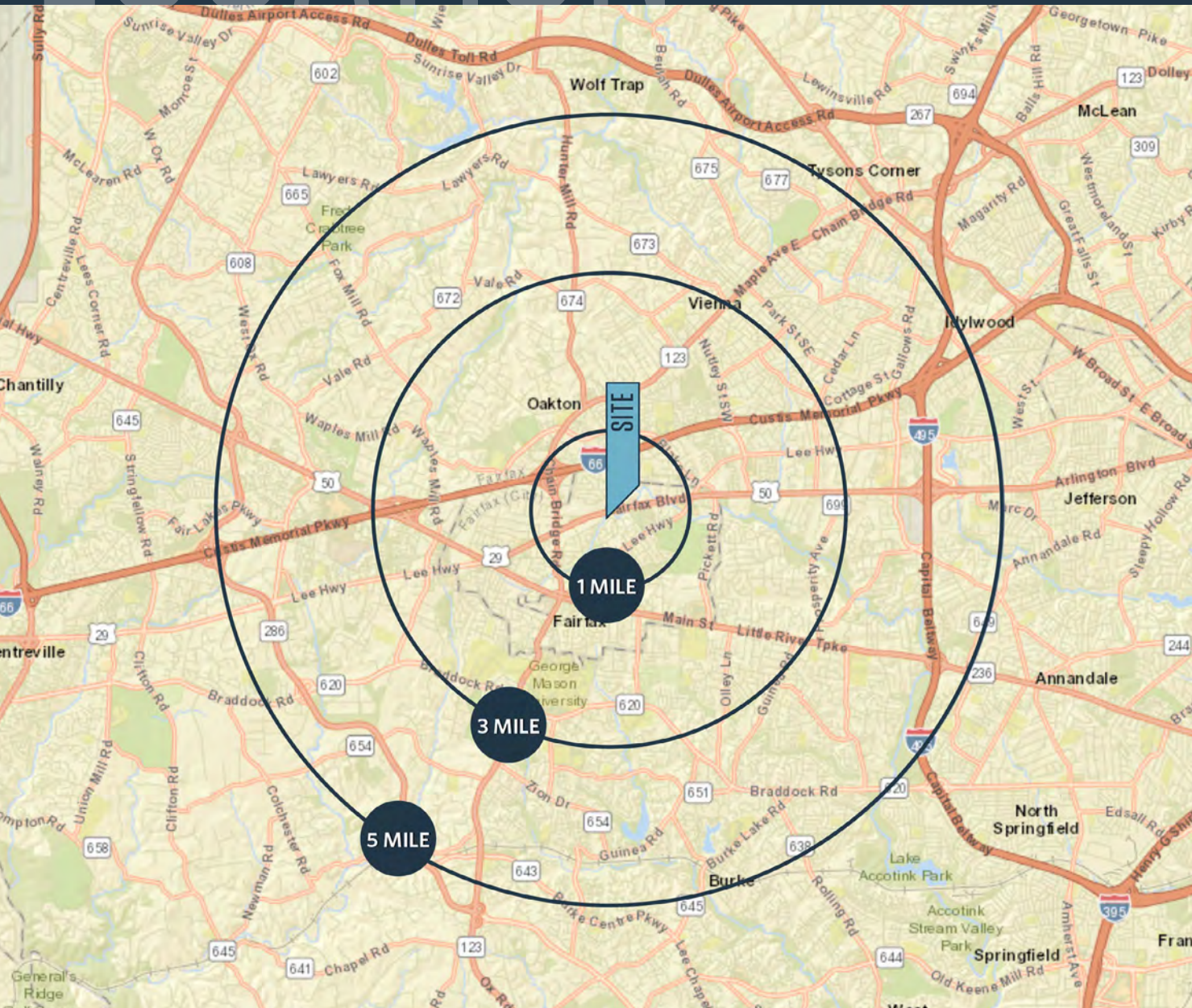
ALEX WILLNER

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LOCATION

PAD READY SITE

10120 FAIRFAX BLVD., FAIRFAX, VA 22030, FAIRFAX COUNTY



PURCHASE			
PAD SIZE	PRICE	CONDITION	DELIVERY
0.66 ACRES	\$2.75MM	FINISHED PAD	IMMEDIATE

GROUND LEASE			
PAD SIZE	RATE	CONDITION	DELIVERY
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BUILT-TO-SUIT				
SIZE	RATE	CONDITION	DELIVERY	EST. NNN
2,000-5,055 SF	\$49.00 PSF NNN	VANILLA SHELL or COLD DARK+TI	TBD	\$14.00 PSF

*EST. NNN: \$14.00 PSF

DEMOGRAPHICS | 2020:

1-MILE	3-MILE	5-MILE
Population		
16,319	113,779	283,813
Daytime Population		
7,976	67,671	156,787
Households		
6,313	39,428	103,457
Average HH Income		
\$144,764	\$171,520	\$175,469

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2019:

Lee Hwy/Fairfax Blvd 38,000 ADT

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CONCEPT A

PAD READY SITE

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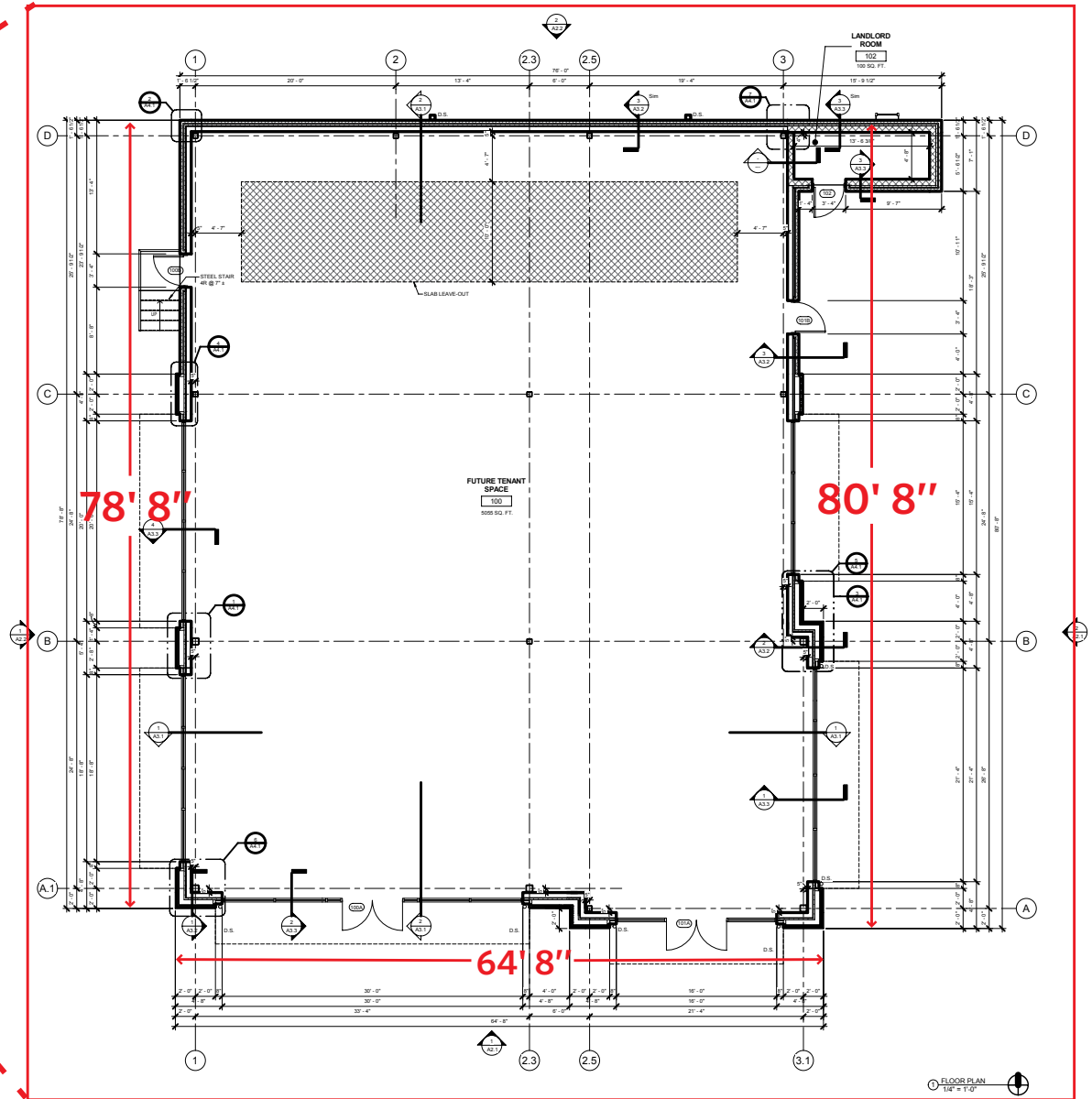
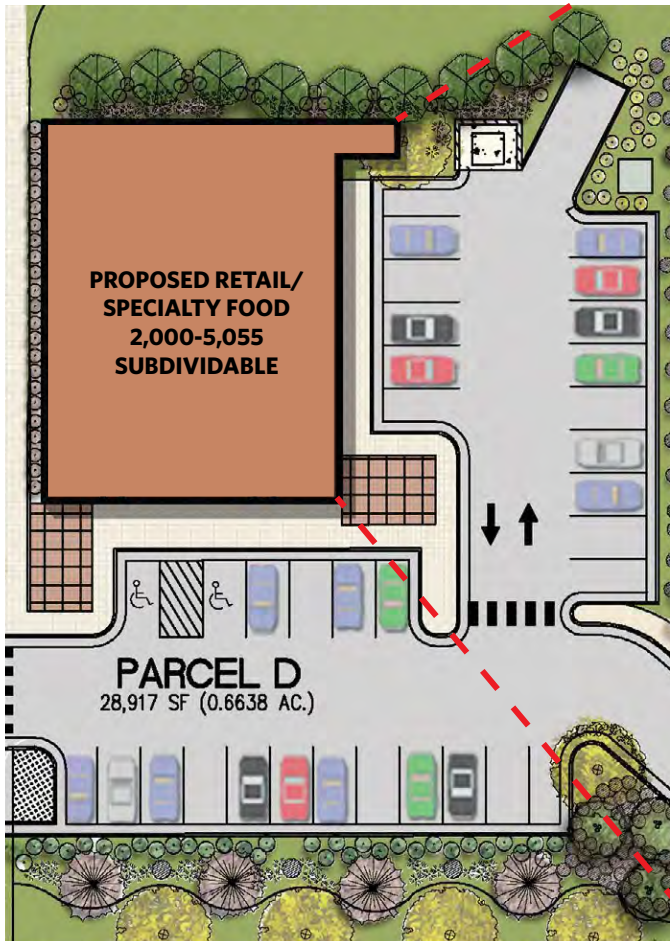


FLOOR PLAN

PAD READY SITE

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BUILT-TO-SUIT: CONCEPT A



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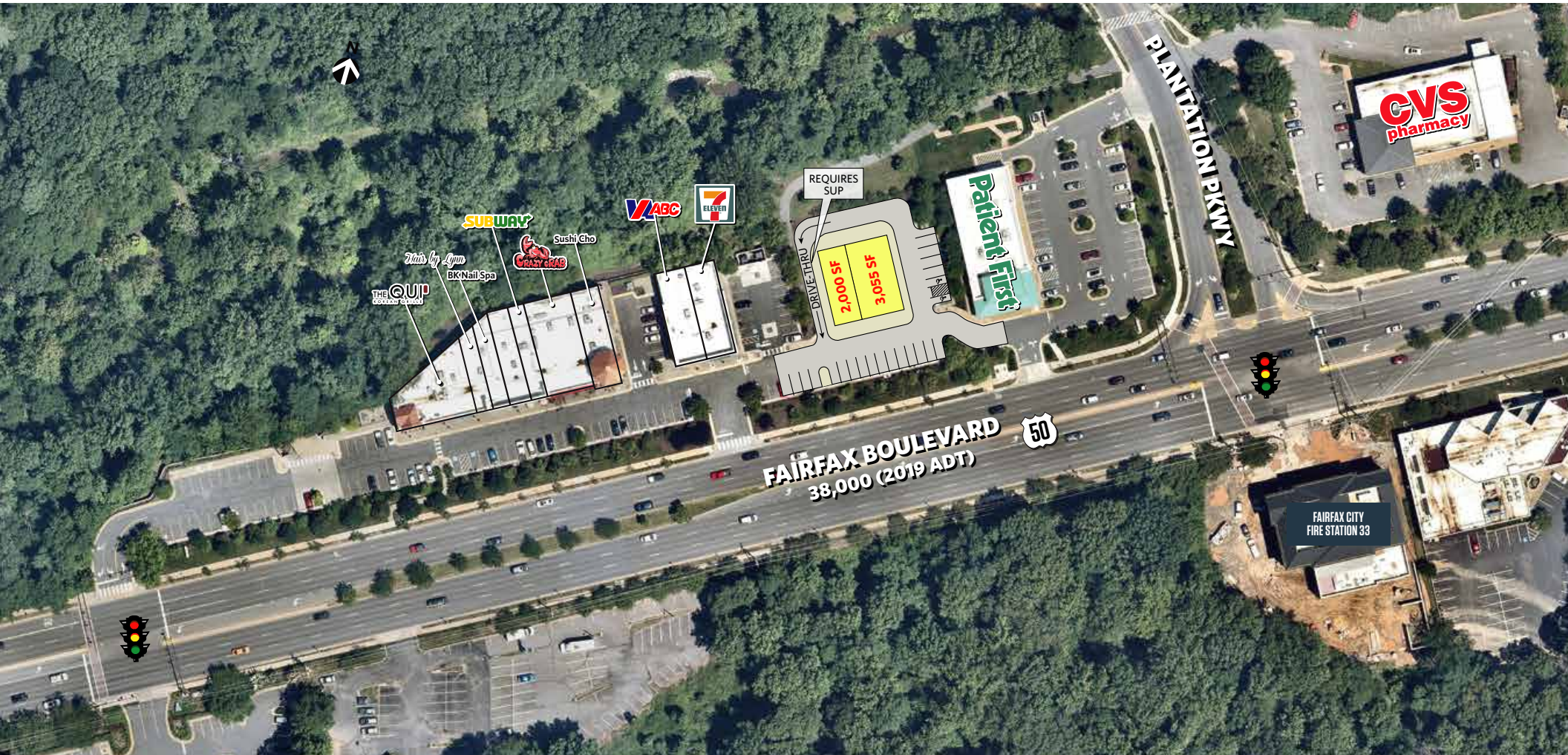
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CONCEPT B

PAD READY SITE

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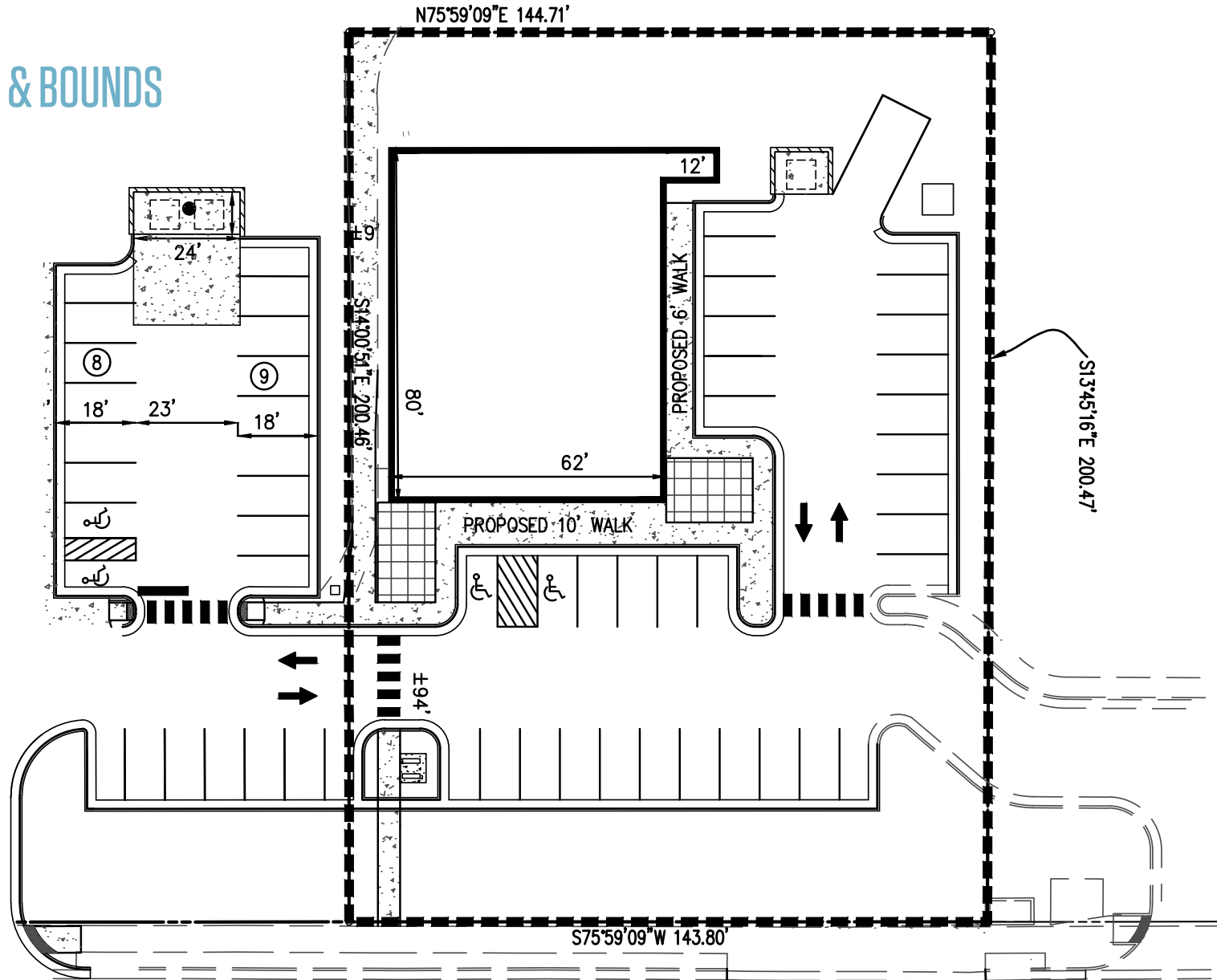
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PAD METES & BOUNDS



BUILD-TO-SUIT ELEVATIONS

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AERIAL

PAD READY SITE

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FOR MORE INFORMATION, PLEASE CONTACT:

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