

100%
Leased!



NEARBY RETAILERS



- 1,350 SF and 3,700 SF Potentially Available.
- *Upgrades Completed!* Façade renovation, new awning, resurfacing and restriping of parking lot, LED lighting, and new landscaping.
- Highly visible retail center on Lee Highway near the epicenter of Fairfax.
- Monument Signage Available.
- NNN Charges \$7.49.

BETH SARGENT

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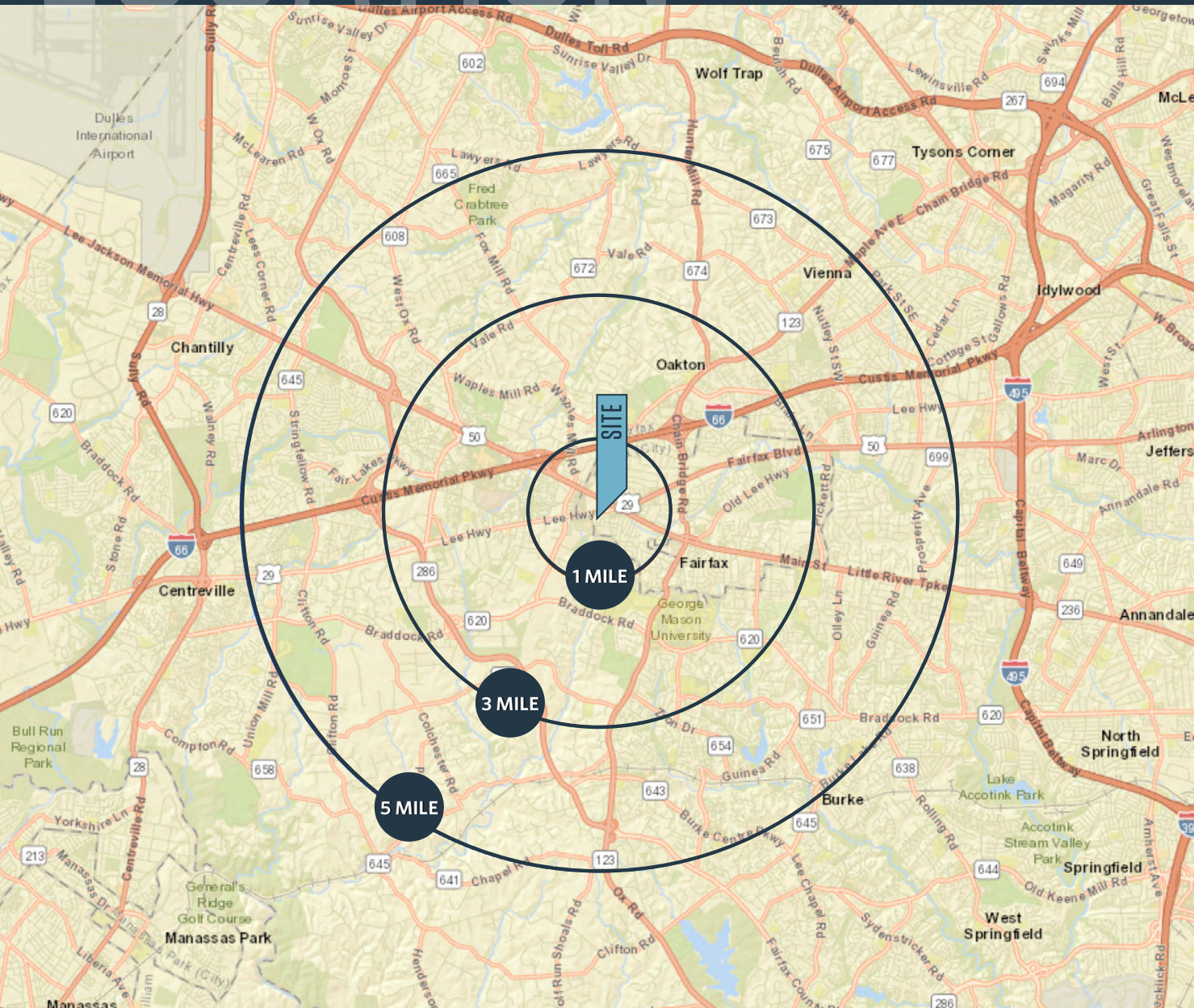
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LOCATION

AMERICA'S BEST SHOPPING CENTER

11123 LEE HWY, FAIRFAX, VA 22030, CITY OF FAIRFAX



DEMOGRAPHICS | 2022:

1-MILE	3-MILE	5-MILE
Population		
15,625	100,901	255,431
Daytime Population		
15,801	83,237	125,445
Households		
5,904	36,027	89,162
Average HH Income		
\$173,944	\$184,760	\$204,855

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2019:

Lee Highway	22,000 ADT
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SITE PLAN

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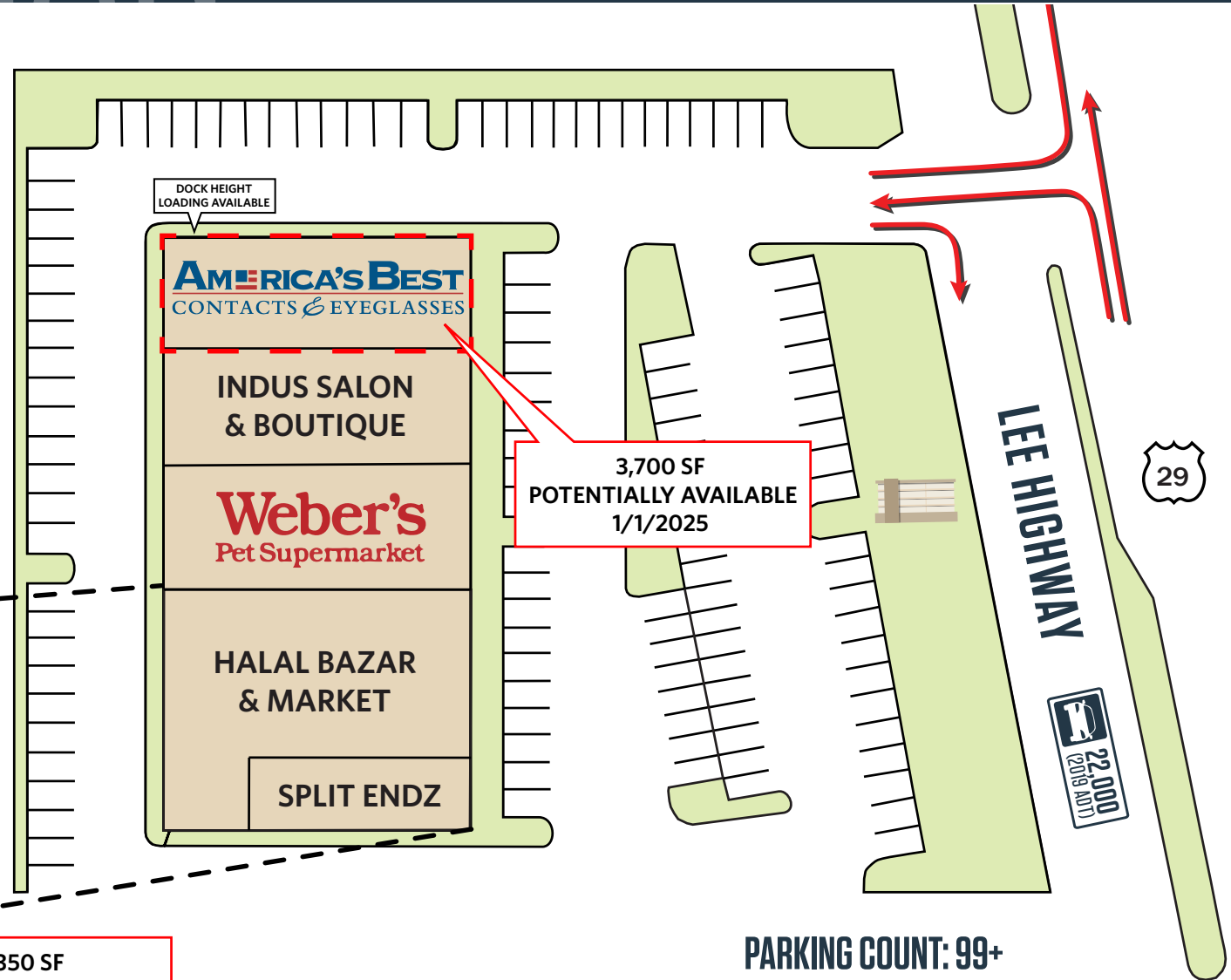
MONUMENT SIGNAGE AVAILABLE



LOWER LEVEL



1,350 SF
POTENTIALLY AVAILABLE



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FOR MORE INFORMATION, PLEASE CONTACT:

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