



## JOIN THESE RETAILERS



## RETAIL FOR LEASE

- Dominant regional power center located on Main Street (Rt. 236) in Fairfax, VA.
- Extremely affluent trade area with exposure to large daytime population.
- Located nearby George Mason University with over 18,000 undergraduate students.

**JAKE LEVIN**

jlevin@klnb.com | 202-909-6102

**RYAN WILNER**

rwilner@klnb.com | 443-632-2058

**BETH SARGENT**

bsargent@klnb.com | 703-268-2716

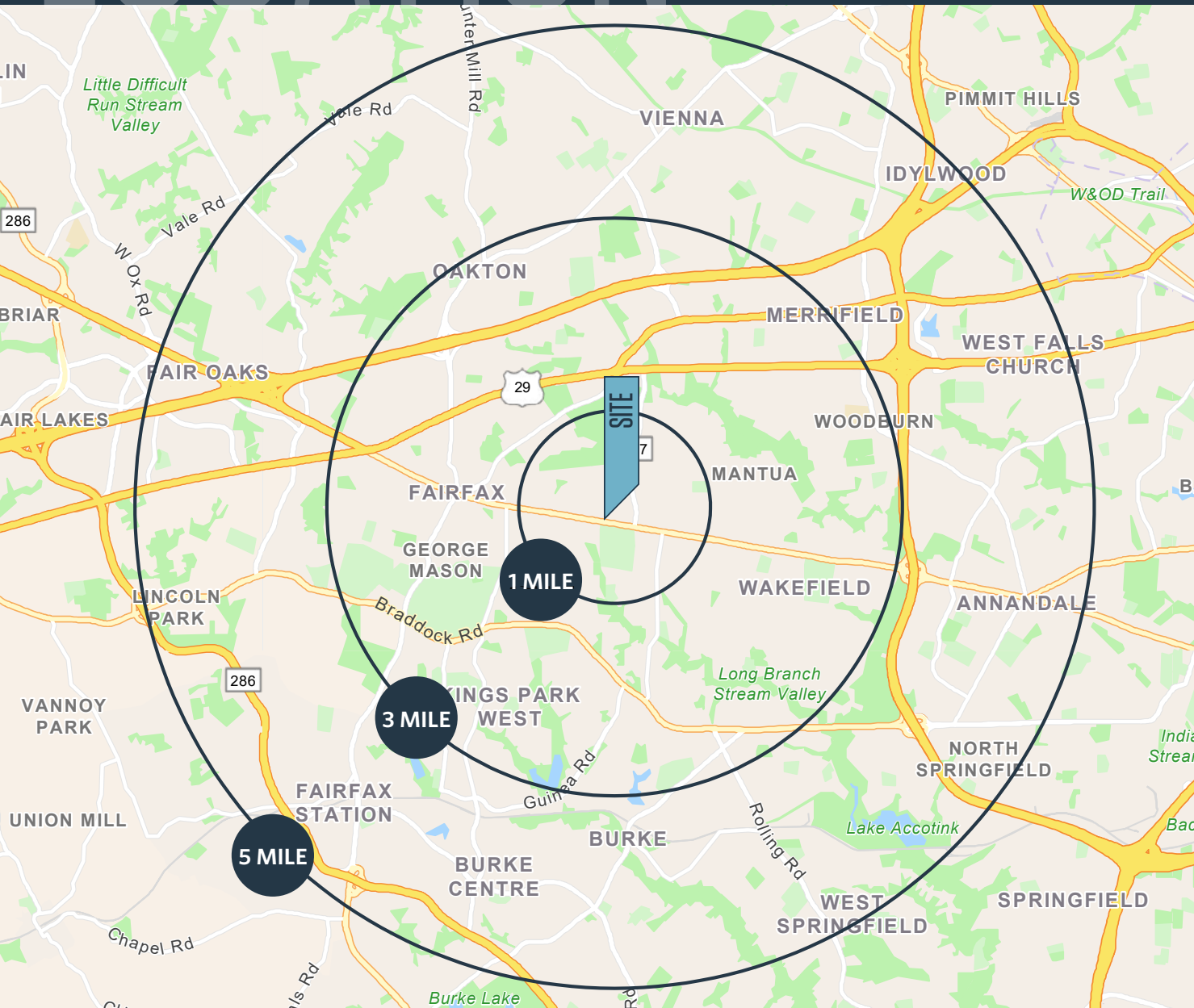
9650 MAIN STREET, FAIRFAX, VA 22031, CITY OF FAIRFAX



# LOCATION

## FAIR CITY MALL

9650 MAIN STREET, FAIRFAX, VA 22031, CITY OF FAIRFAX



### DEMOGRAPHICS | 2023:

| 1-MILE             | 3-MILE    | 5-MILE    |
|--------------------|-----------|-----------|
| Population         |           |           |
| 10,871             | 125,520   | 323,516   |
| Daytime Population |           |           |
| 7,628              | 96,334    | 204,865   |
| Households         |           |           |
| 3,962              | 42,350    | 112,380   |
| Average HH Income  |           |           |
| \$205,206          | \$199,902 | \$194,892 |

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

### TRAFFIC COUNTS | 2022:

|                        |            |
|------------------------|------------|
| Main Street (Rt. 236)  | 40,654 ADT |
| Pickett Road (Rt. 237) | 21,723 ADT |

JAKE LEVIN

jlevin@klnb.com | 202-909-6102

RYAN WILNER

rwilner@klnb.com | 443-632-2058

BETH SARGENT

bsargent@klnb.com | 703-268-2716

klnb

# PLACER.AI

## FAIR CITY MALL

9650 MAIN STREET, FAIRFAX, VA 22031, CITY OF FAIRFAX



**Placer.ai**  
FAIR CITY MALL



**3.7M**  
VISITS PER YEAR

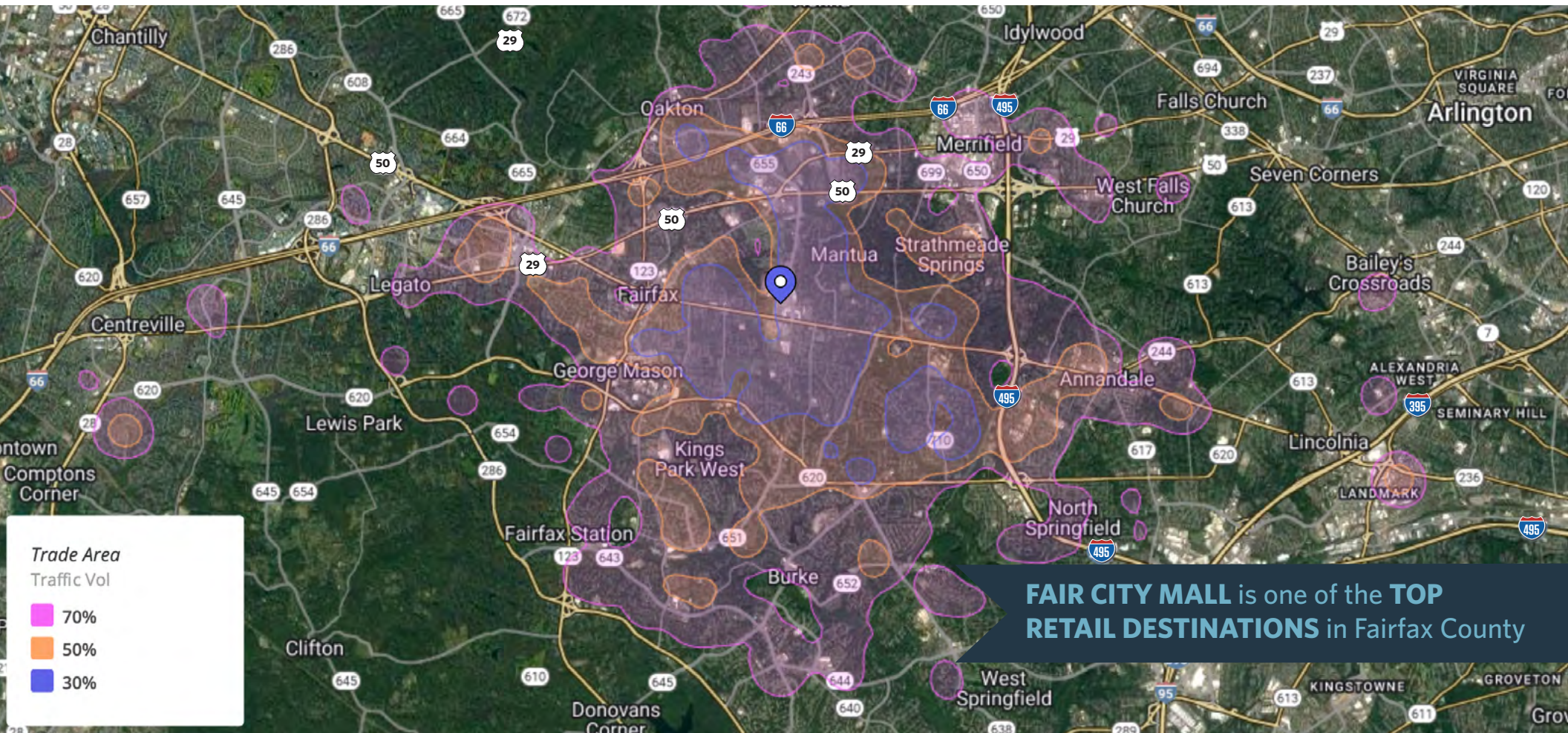


**635,400**  
UNIQUE VISITORS PER YEAR



**5.84**  
VISIT FREQUENCY

DATA IS FROM JANUARY 1, 2023 - DECEMBER 31, 2023



**JAKE LEVIN**

jlevin@klnb.com | 202-909-6102

**RYAN WILNER**

rwilner@klnb.com | 443-632-2058

**BETH SARGENT**

bsargent@klnb.com | 703-268-2716

**klnb**

# CLOSEUP

## FAIR CITY MALL

9650 MAIN STREET, FAIRFAX, VA 22031, CITY OF FAIRFAX



**JAKE LEVIN**

jlevin@klnb.com | 202-909-6102

**RYAN WILNER**

rwilner@klnb.com | 443-632-2058

**BETH SARGENT**

bsargent@klnb.com | 703-268-2716

**klnb**

9650 MAIN STREET, FAIRFAX, VA 22031, CITY OF FAIRFAX





# FAIR CITY MALL

9650 MAIN STREET, FAIRFAX, VA 22031, CITY OF FAIRFAX

## FOR MORE INFORMATION, PLEASE CONTACT:

### JAKE LEVIN

jlevin@klnb.com  
202-909-6102

### RYAN WILNER

rwilner@klnb.com  
443-632-2058

### BETH SARGENT

bsargent@klnb.com  
703-268-2716

8065 Leesburg Pike, Suite 700, Tysons, VA 22182

.....

## klnb.com



instagram.com/klnbcre



linkedin.com/company/klnb



facebook.com/KLNBCRE

**CLICK TO VIEW PROPERTY WEBSITE**

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.