



JOIN THESE RETAILERS



RETAIL FOR LEASE

- 1,019 SF Space Available.
- A 15,000 SF neighborhood strip center located in Fairfax Station, Virginia.
- Affluent residential community with \$193,868 average household income within a one mile radius.
- Located less than a mile from South County HS (3,200 students) and 2 miles from I-95 (204,313 VPD).

VERONICA KAMARA

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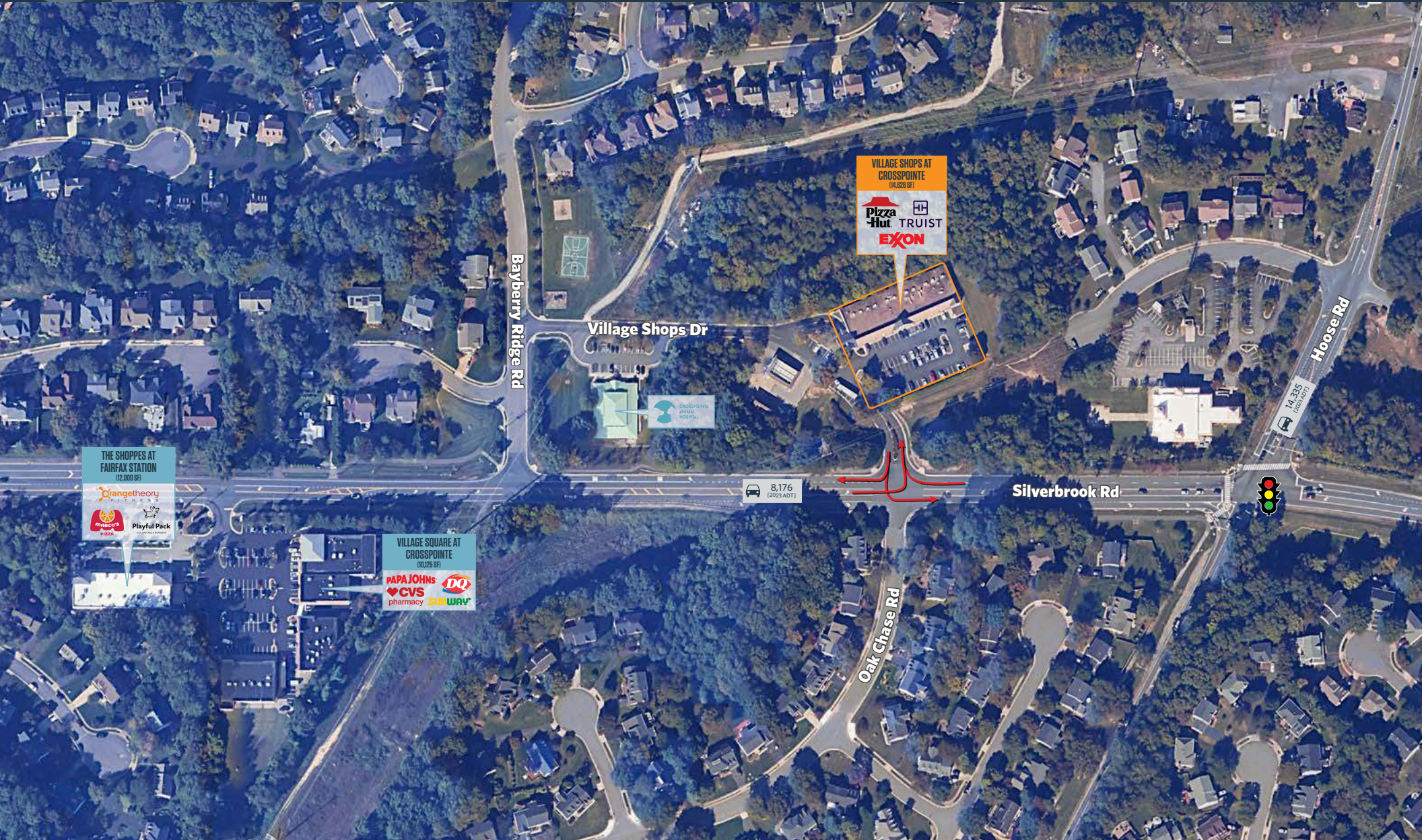
BILLY KELLY

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CLOSEUP

VILLAGE SHOPS AT CROSSPOINTE

8900 VILLAGE SHOPS DRIVE, FAIRFAX STATION, VA 22039, FAIRFAX COUNTY



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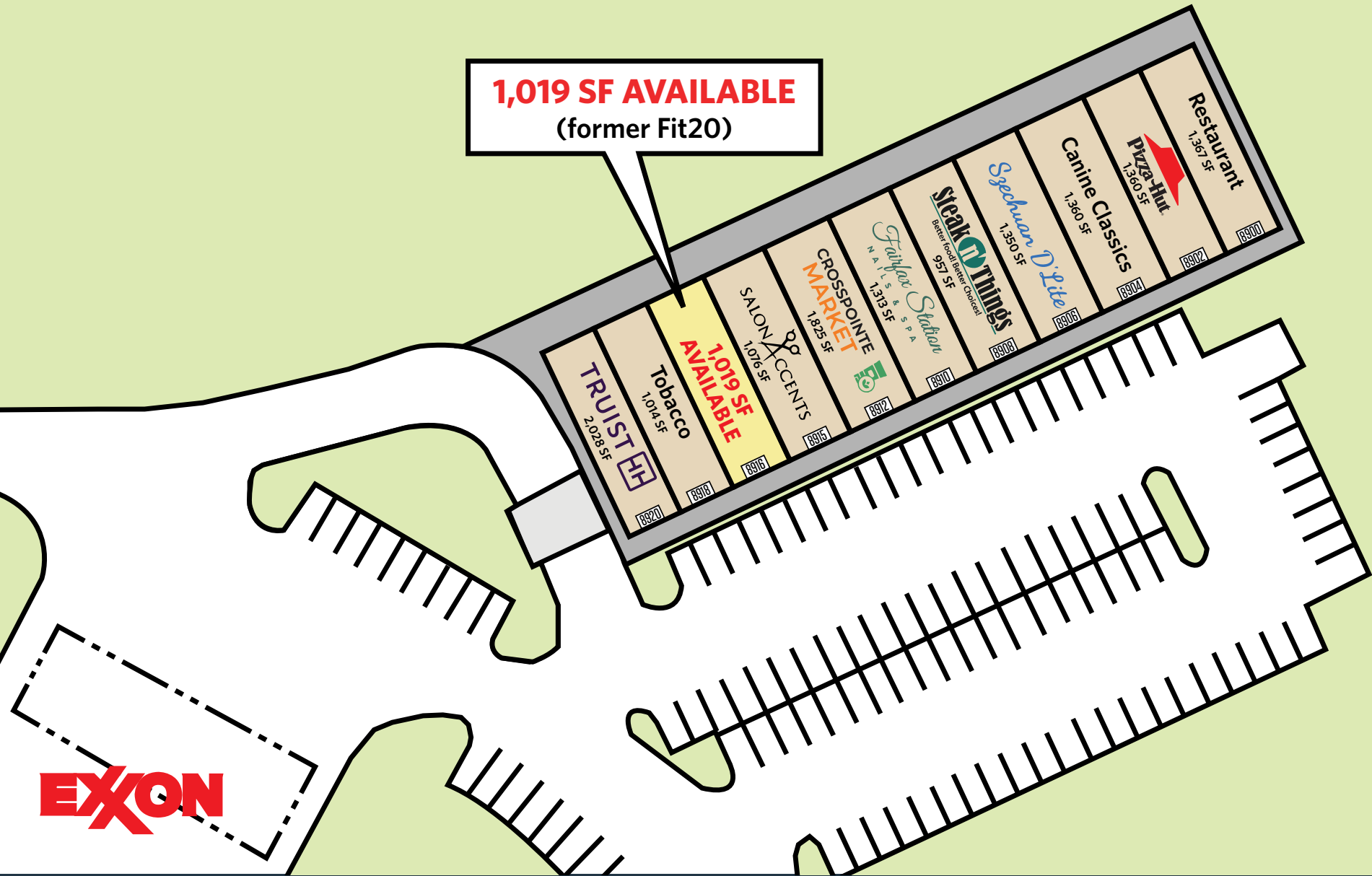
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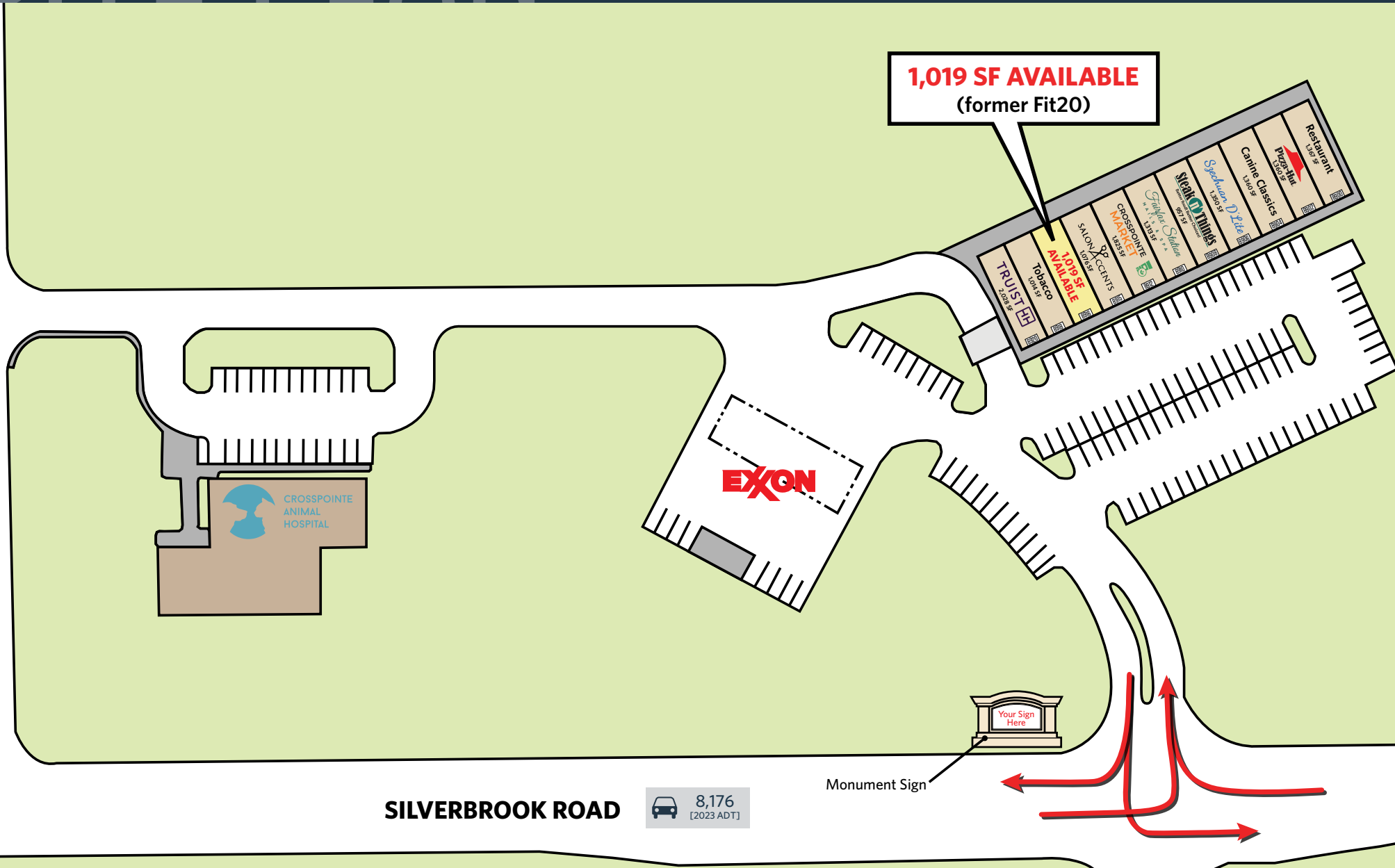
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SITE PLAN

VILLAGE SHOPS AT CROSSPOINTE

8900 VILLAGE SHOPS DRIVE, FAIRFAX STATION, VA 22039, FAIRFAX COUNTY

BAYBERRY RIDGE ROAD



SILVERBROOK ROAD

8,176
[2023 ADT]

Monument Sign

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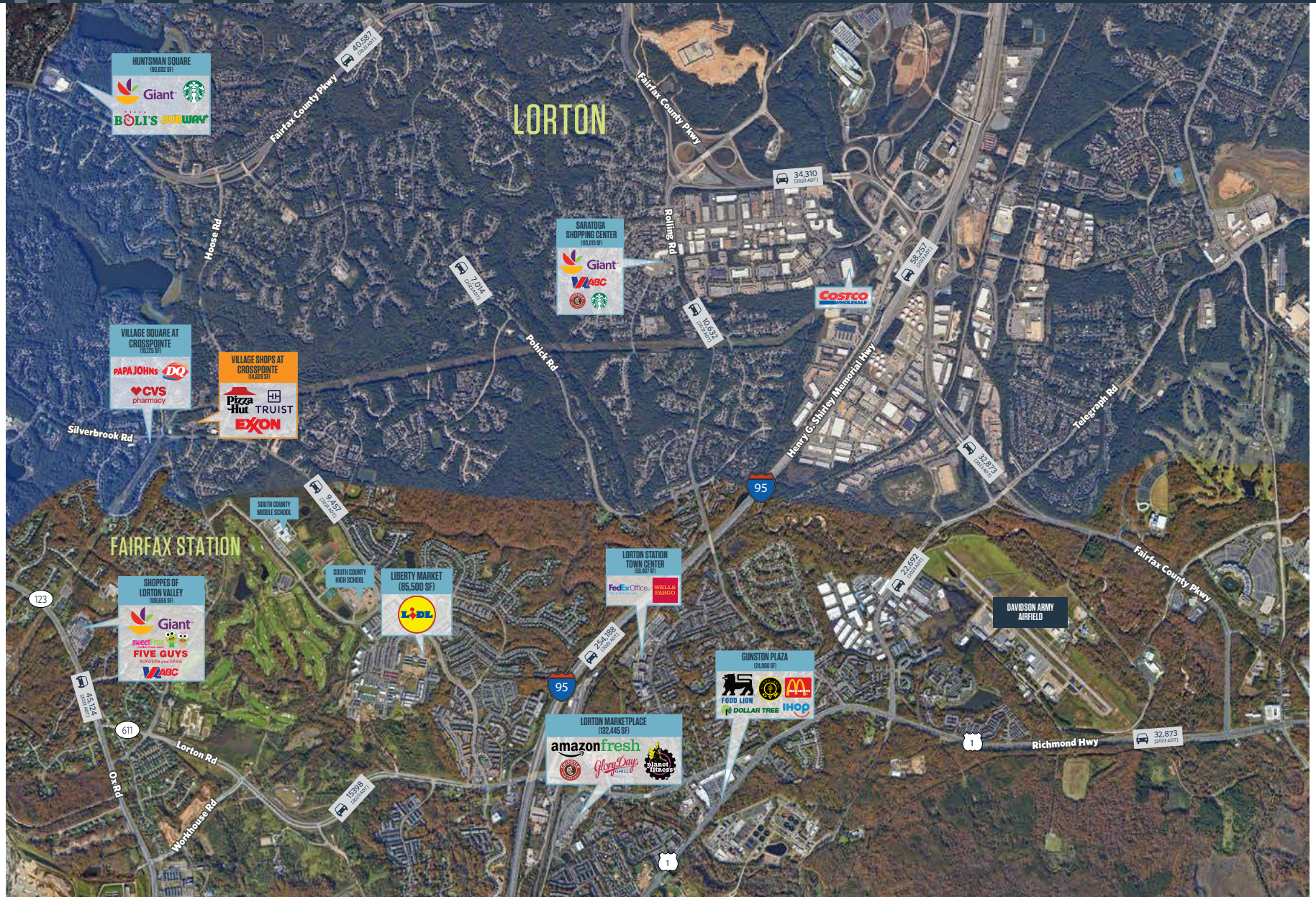
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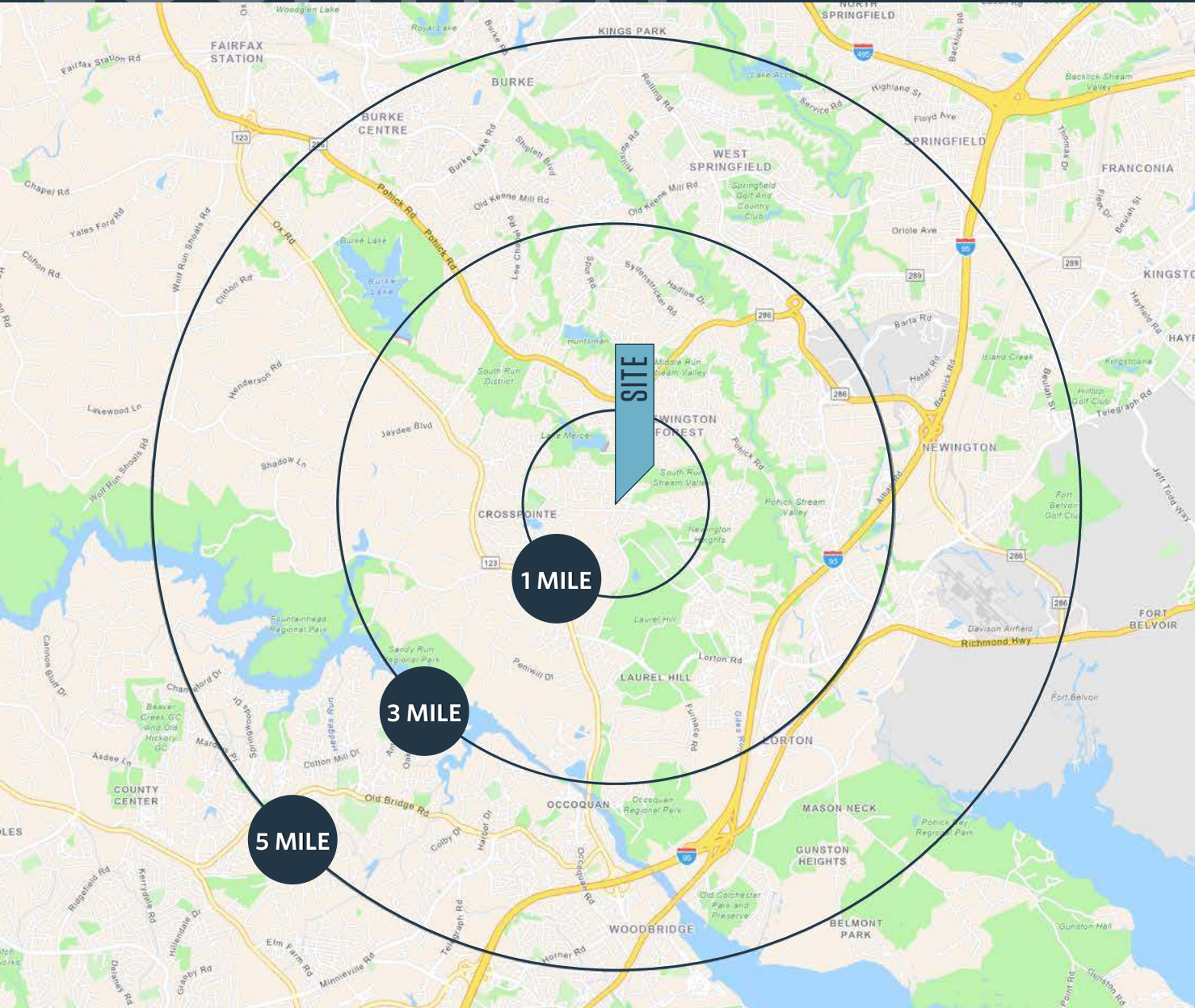
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LOCATION

VILLAGE SHOPS AT CROSSPOINTE

8900 VILLAGE SHOPS DRIVE, FAIRFAX STATION, VA 22039, FAIRFAX COUNTY



DEMOGRAPHICS | 2024:

1-MILE	3-MILE	5-MILE	
Population	9,188	79,085	205,909
Daytime Population	2,120	19,399	84,335
Households	3,025	26,111	70,028
Average HH Income	\$219,134	\$220,301	\$194,796

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

Silverbrook Road	8,716 ADT
Hooes Road	14,335 ADT
Route 123	46,557 ADT
I-95	204,313 ADT

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FOR MORE INFORMATION, PLEASE CONTACT:

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