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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.

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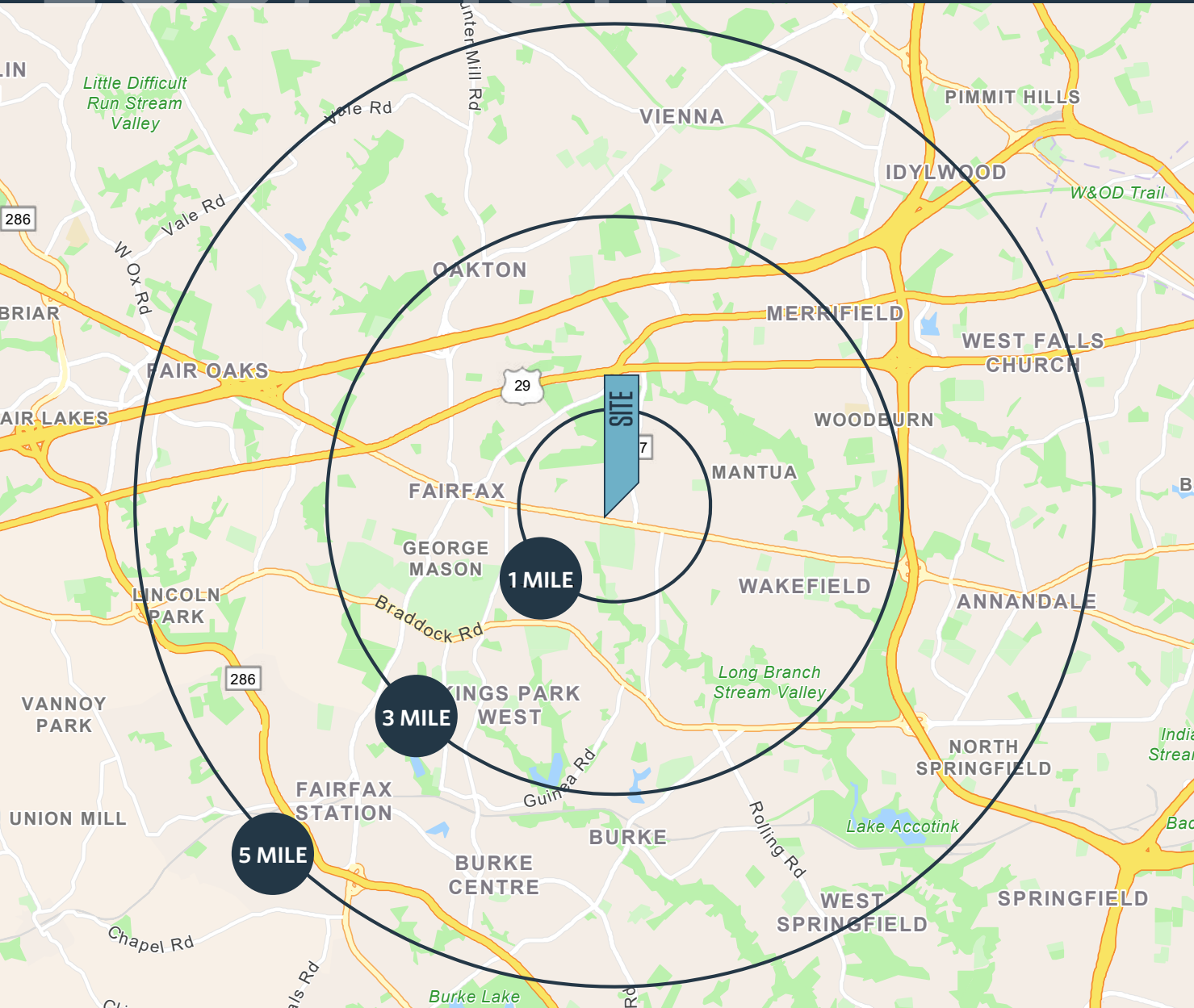
BETH SARGENT

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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

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FAIR CITY MALL



3.7M
VISITS PER YEAR

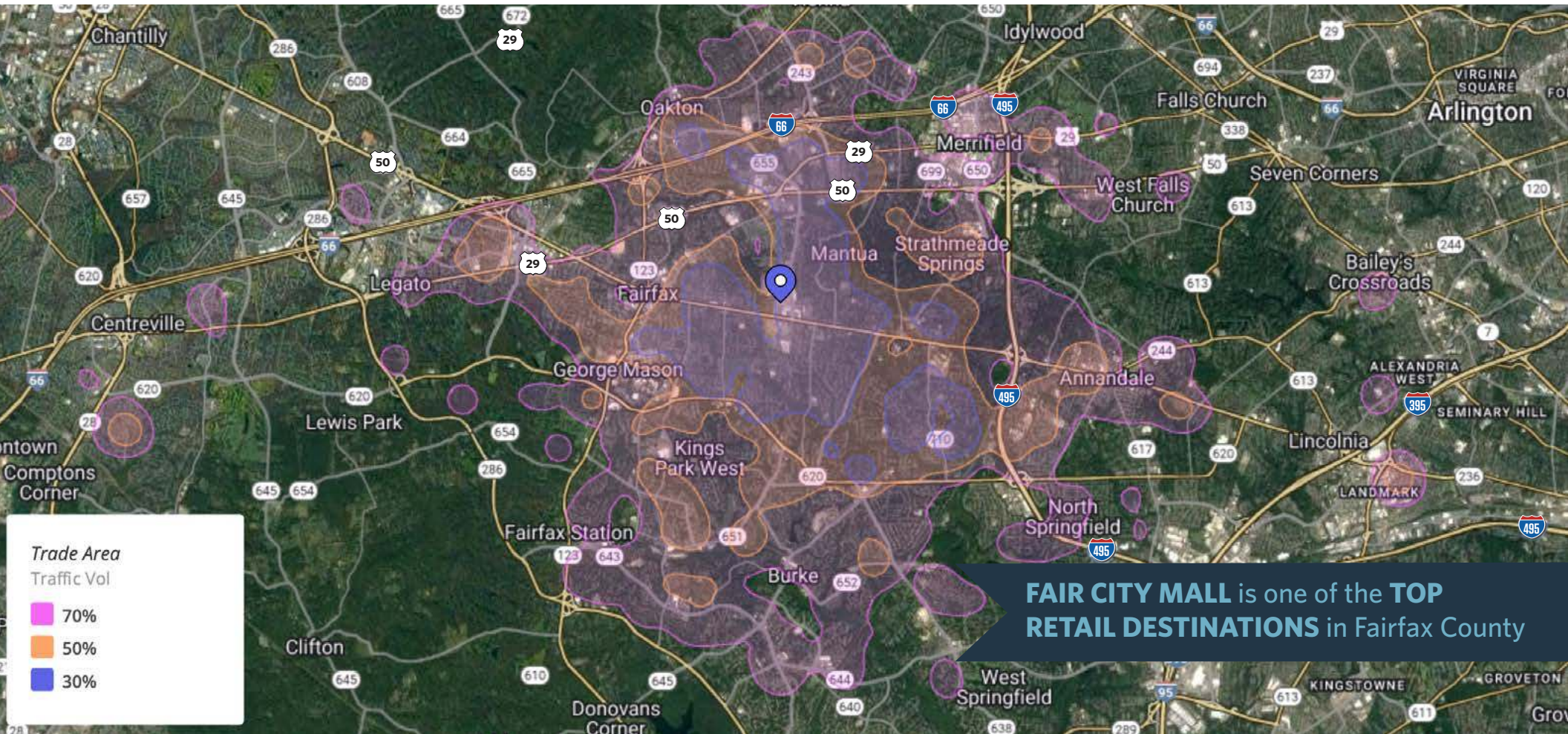


635,400
UNIQUE VISITORS PER YEAR



5.84
VISIT FREQUENCY

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



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CLOSE UP

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