



NEARBY RETAILERS



- 1,200 SF End Cap space available, former hair salon.
- *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.

BETH SARGENT

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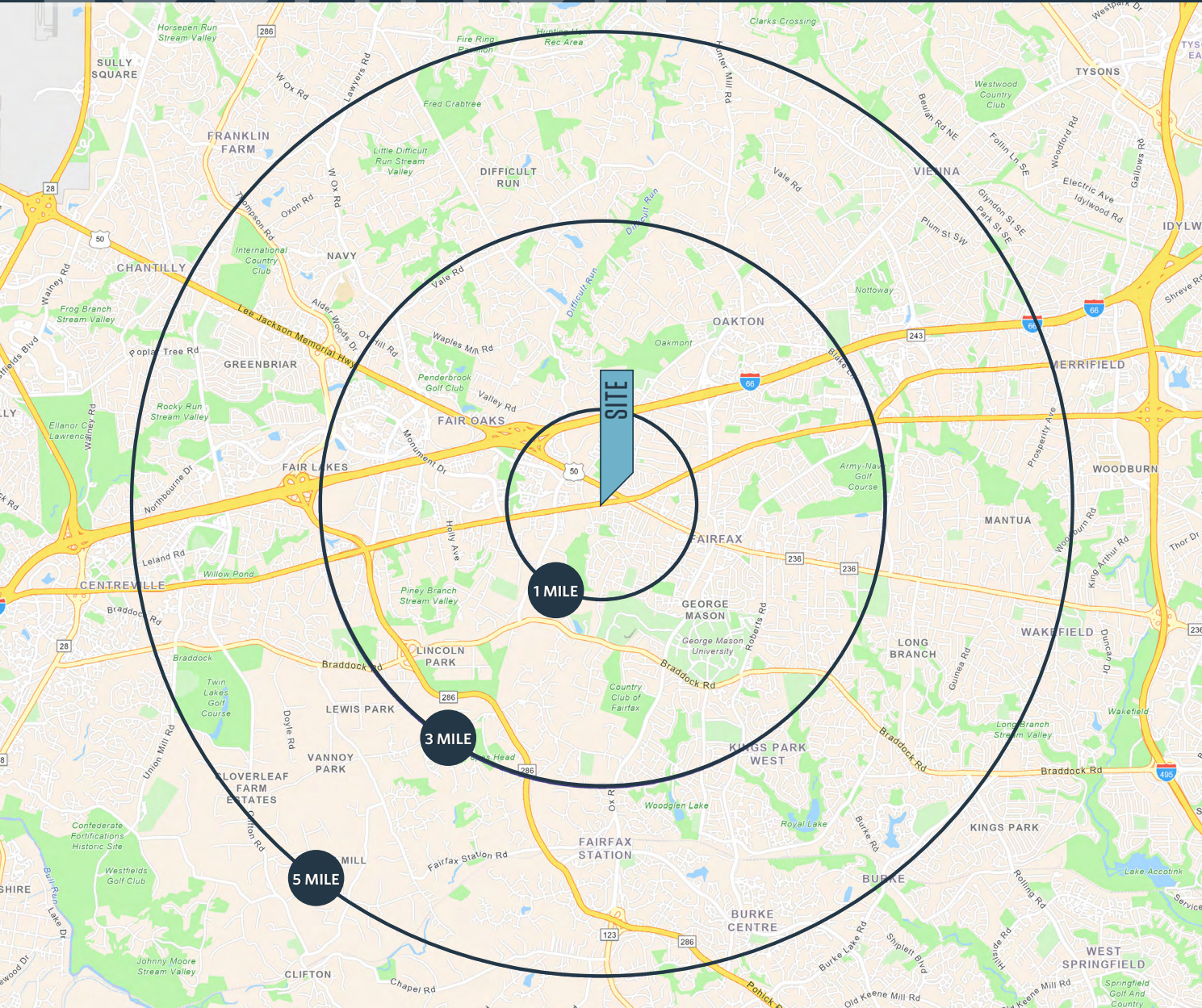
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LOCATION

AMERICA'S BEST SHOPPING CENTER

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



DEMOGRAPHICS | 2024:

1-MILE	3-MILE	5-MILE
Population		
17,324	101,367	257,279
Daytime Population		
18,109	94,884	152,598
Households		
6,601	36,364	89,856
Average HH Income		
\$185,769	\$193,940	\$221,679

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TRAFFIC COUNTS | 2023:

Lee Highway	27,912 ADT
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SITE PLAN

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MONUMENT SIGNAGE AVAILABLE



LOWER LEVEL



DO NOT DISTURB TENANT
1,200 SF COMING
AVAILABLE 8/1/25

PARKING COUNT: 99+

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AERIAL

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FOR MORE INFORMATION, PLEASE CONTACT:

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