



## NEARBY RETAILERS



- 100% Leased!
- *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.

**BETH SARGENT**

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**JAKE LEVIN**

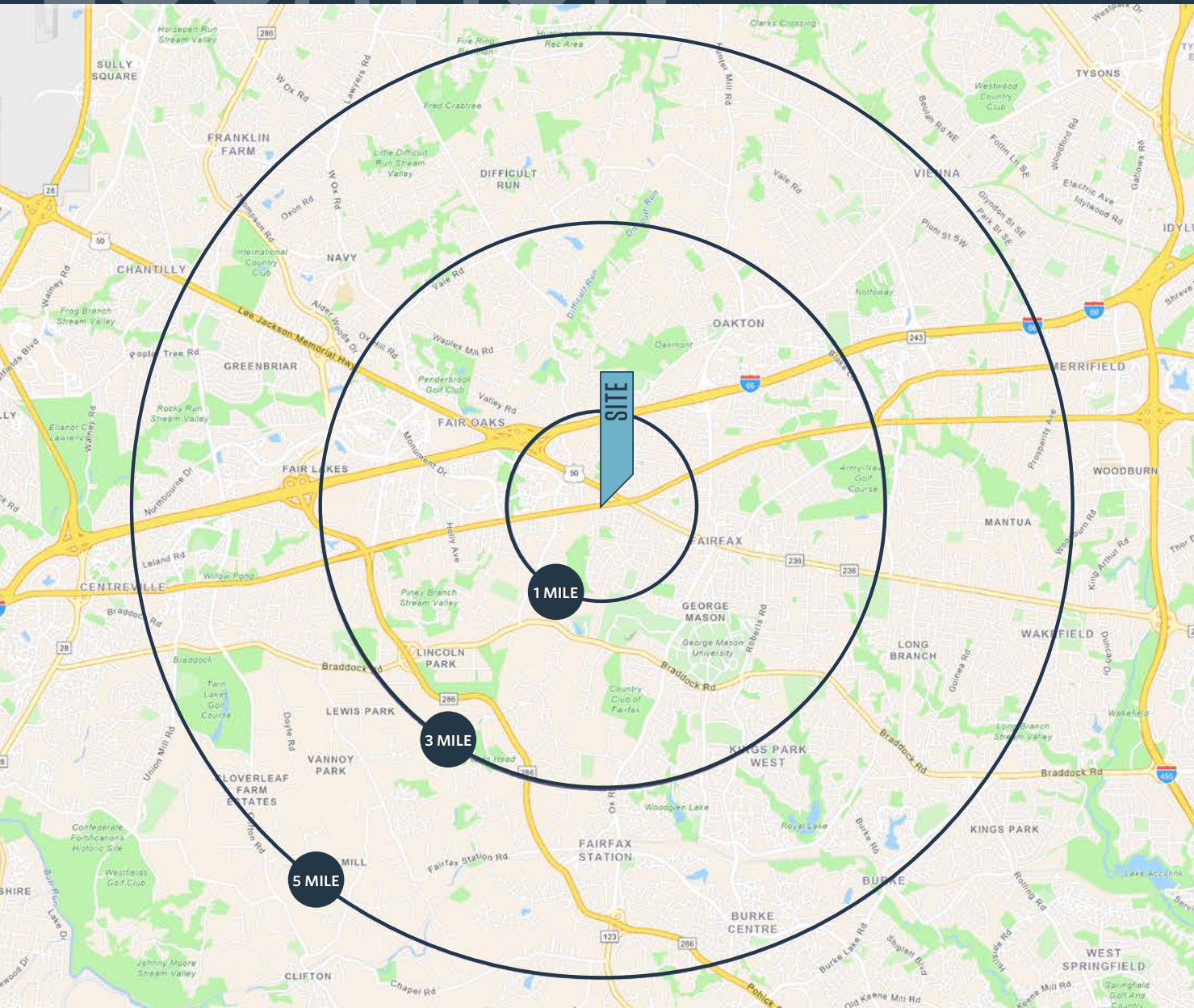
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# LOCATION

## 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

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

### TRAFFIC COUNTS | 2023:

Lee Highway 27,912 ADT

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# SITE PLAN

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MONUMENT SIGNAGE



LOWER LEVEL



PARKING COUNT: 99+

LEE HIGHWAY



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## FOR MORE INFORMATION, PLEASE CONTACT:

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