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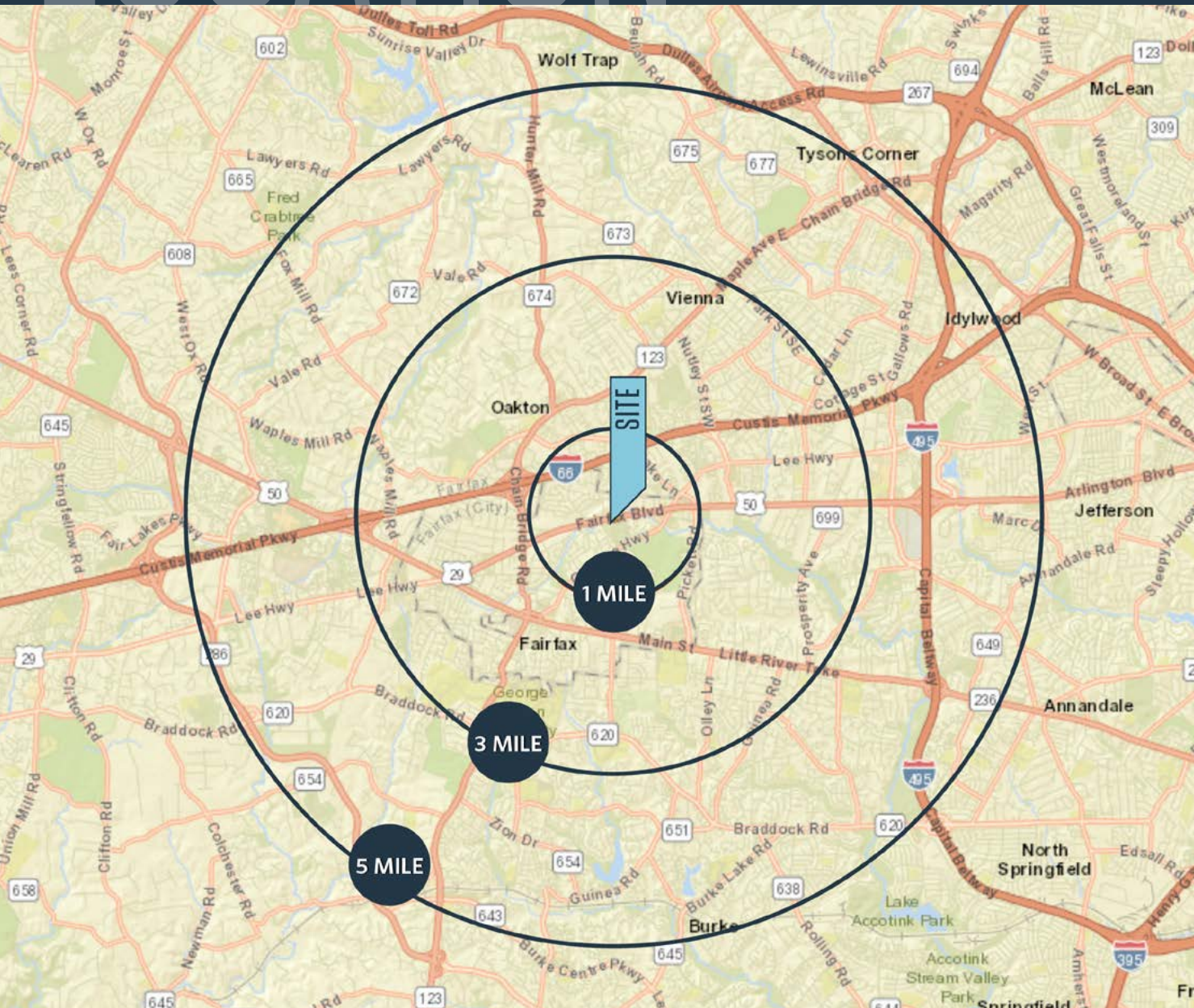
RETAIL FOR LEASE

- FULLY LEASED.
- Located at existing traffic signal. Eastbound traffic has a left turn arrow.
- Directly across from main entrance to Fairfax High School and next to P.J. Skidoos.
- Excellent visibility from Route 50/Fairfax Blvd.

LOCATION

FAIRFAX BOULEVARD CROSSING

9940 FAIRFAX BOULEVARD, FAIRFAX, VA 22030, FAIRFAX COUNTY



DEMOGRAPHICS | 2025:

| 1-MILE | 3-MILE | 5-MILE |
|--------------------------------|-----------|-----------|
| Population 20,764 | 117,159 | 304,984 |
| Daytime Population 20,764 | 117,159 | 304,984 |
| Households 7,781 | 39,771 | 108,183 |
| Average HH Income \$157,582 | \$209,817 | \$203,884 |

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

Route 50/Fairfax Blvd. 35,493 ADT

CRAIG CHENEY

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klnb

SITE PLAN

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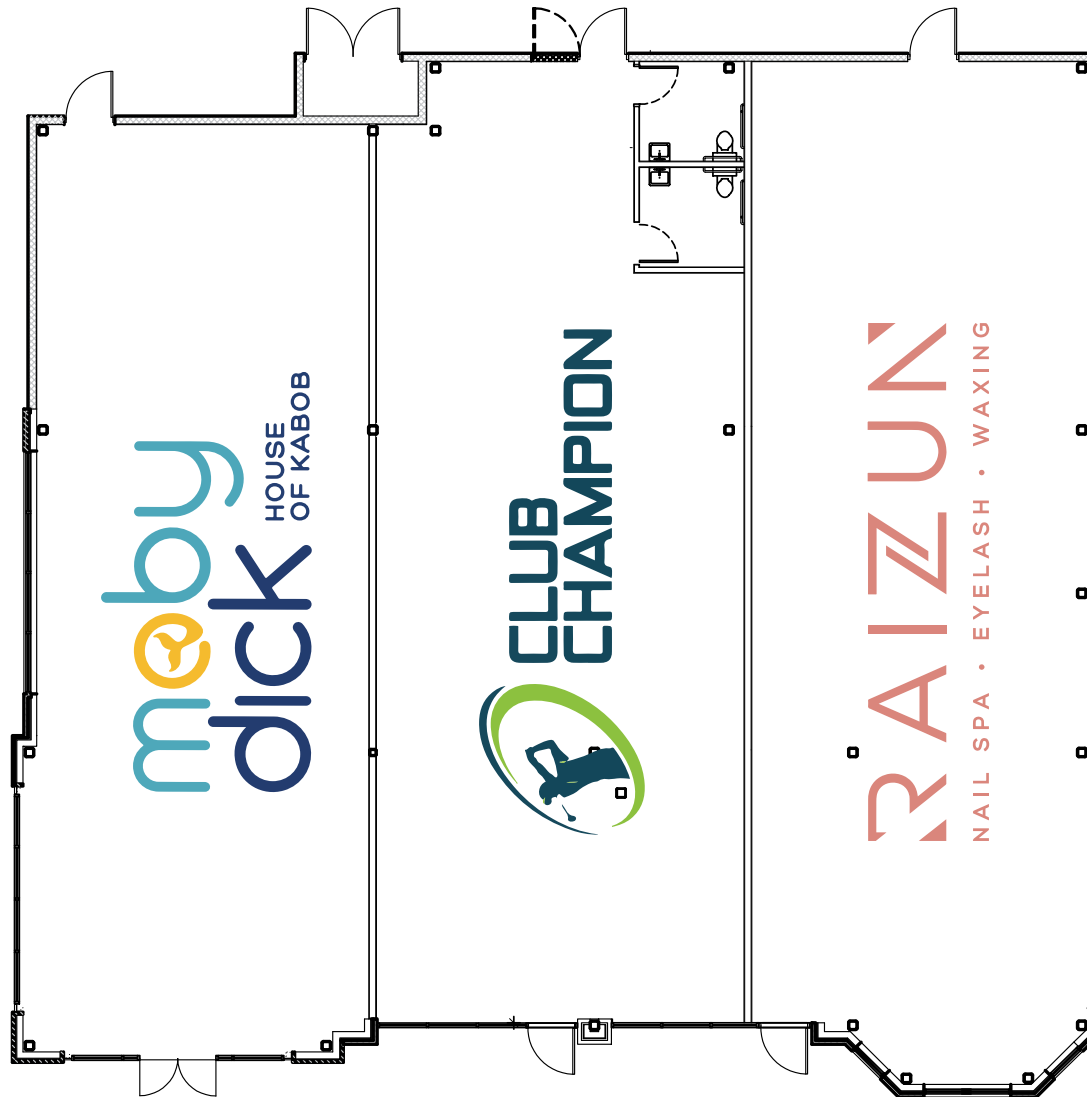
| SIZE | RATE | CONDITION | DELIVERY |
|---------------|------|-----------|----------|
| FULLY LEASED | | | |
| EST. NNN: N/A | | | |



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| SIZE | RATE | CONDITION | DELIVERY |
|--------------|------|-----------|----------|
| FULLY LEASED | | | |

EST. NNN: N/A

AERIAL

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FOR MORE INFORMATION, PLEASE CONTACT:

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