

10641 FAIRFAX BOULEVARD

10641 Fairfax Boulevard, Fairfax, VA 22030

Fairfax County



NEARBY RETAILERS



RETAIL FOR LEASE OR SALE

- Former United Bank branch location.
- Two story free-standing bank building with drive-thru, roughly 4,650 SF on each floor.
- Building sits at a fully lit intersection along Fairfax Blvd with over 27k ADT.
- Site is adjacent to the now complete Paul VI redevelopment called Boulevard VI with 273 residential units and 44,000 SF of commercial space.
- Site is located in between two grocery anchored shopping centers; Point 50 (Amazon Fresh, Compass Coffee, Andy's Pizza, Big Buns) and Shops at Fairfax (99 Ranch Market, Petco, Panera, Chase Bank).

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MID-VIEW AERIAL



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CLOSE-UP AERIAL



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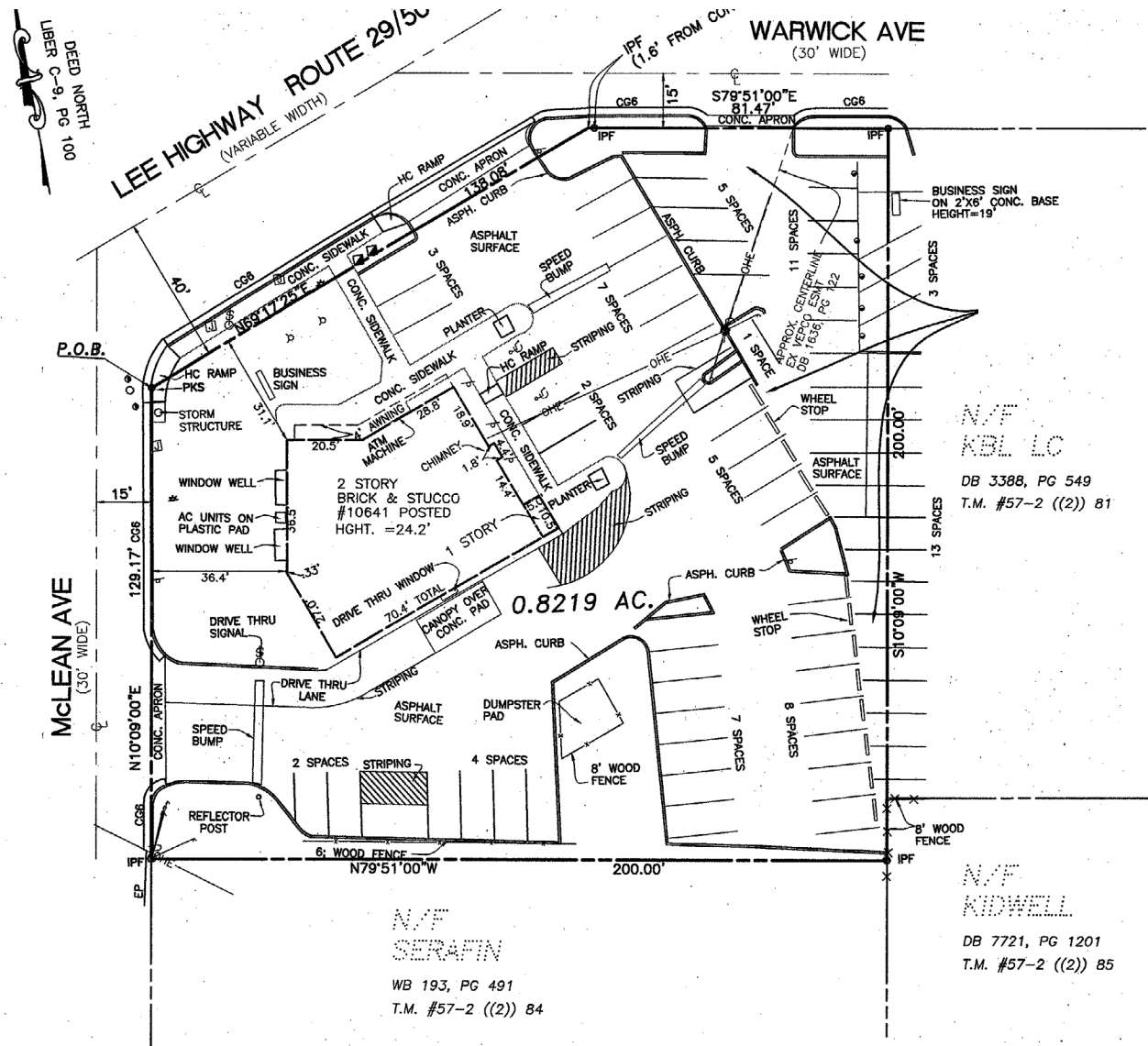
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SITE PLAN



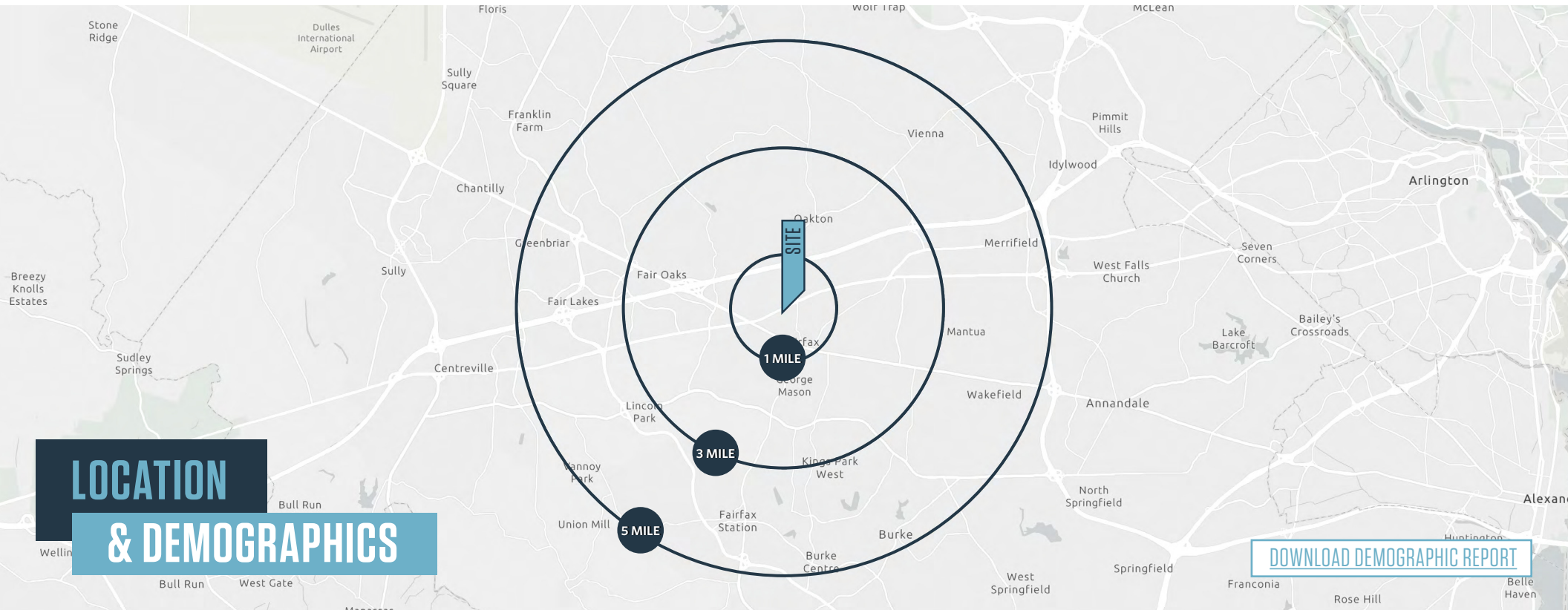
MARKET AERIAL



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TRAFFIC COUNTS | 2023

Fairfax Boulevard	27,586 ADT
Chain Bridge Road	18,774 ADT

	1-MILE	3-MILES	5-MILES			
	Population				Households	
	15,548	115,779	272,055		5,234	41,326
						96,835
	Daytime Population				Average Household Income	
	21,865	91,580	186,384		\$163,669	\$194,064
						\$209,117

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10641 LEE HIGHWAY

10641 Lee Hwy, Fairfax, VA 22030

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[CLICK TO VIEW PROPERTY WEBSITE](#)

For More Information, Please Contact:

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