



## JOIN THESE RETAILERS



## RETAIL FOR LEASE

- Freestanding Bank with Drive-Thru immediately available. 1,000 SF former restaurant available.
- Extremely affluent trade area with exposure to large daytime population.
- Located nearby George Mason University with over 18,000 undergraduate students.
- Dominant regional power center located on Main Street (Rt. 236) in Fairfax, VA.

**JAKE LEVIN**

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**RYAN WILNER**

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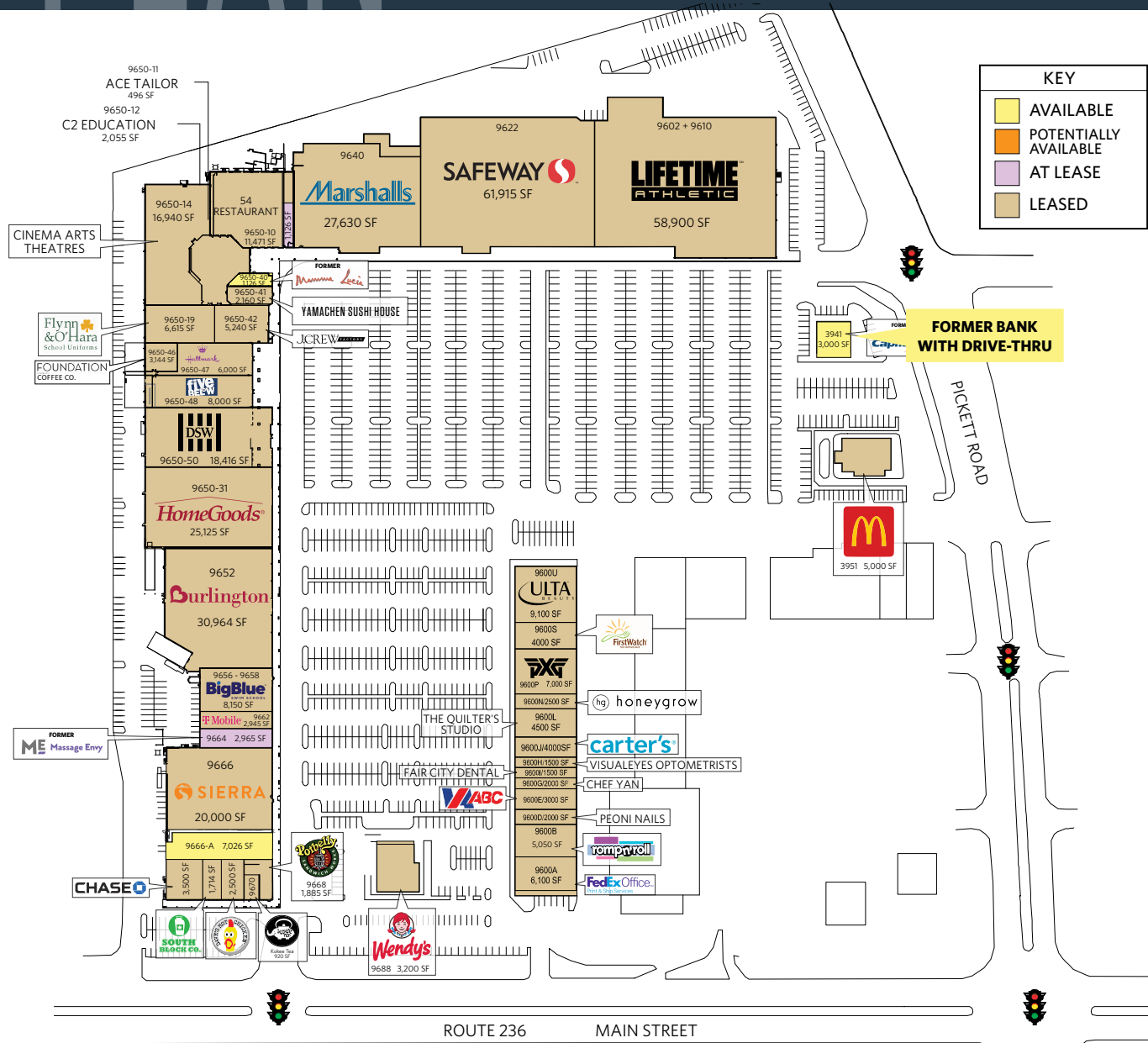
**BETH SARGENT**

bsargent@klnb.com | 703-268-2716

# SITE PLAN

# FAIR CITY MALL

9650 MAIN STREET, FAIRFAX, VA 22031, CITY OF FAIRFAX



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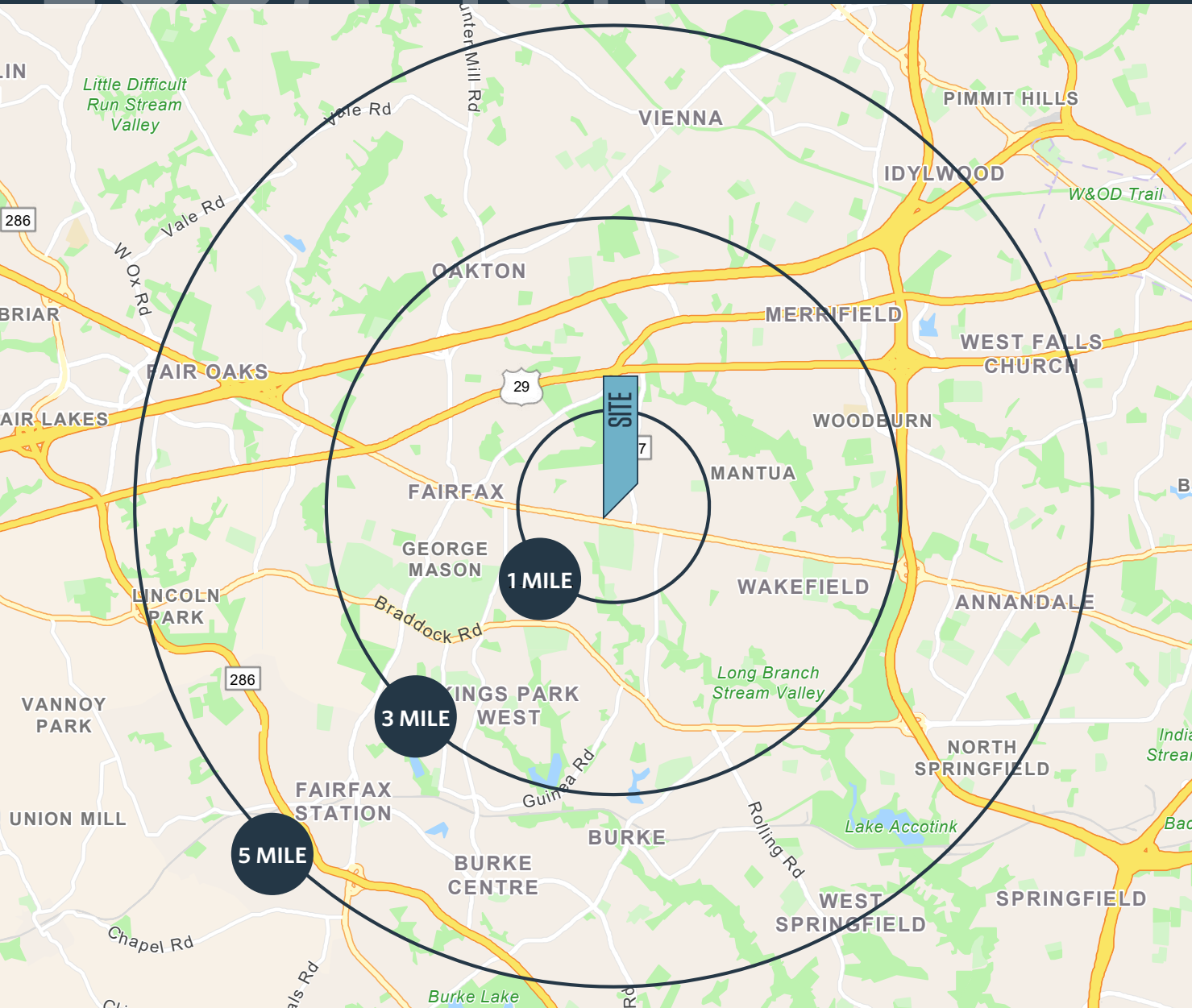
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# LOCATION

# FAIR CITY MALL

9650 MAIN STREET, FAIRFAX, VA 22031, CITY OF FAIRFAX



## DEMOGRAPHICS | 2025:

	1-MILE	3-MILE	5-MILE
Population	10,551	126,864	330,075
Daytime Population	7,049	88,243	212,524
Households	3,860	42,705	114,286
Average HH Income	\$192,128	\$198,118	\$197,903

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2024:

Main Street (Rt. 236)	33,642 ADT
Pickett Road (Rt. 237)	23,122 ADT

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**Placer.ai**  
FAIR CITY MALL



**3.7M**  
VISITS PER YEAR

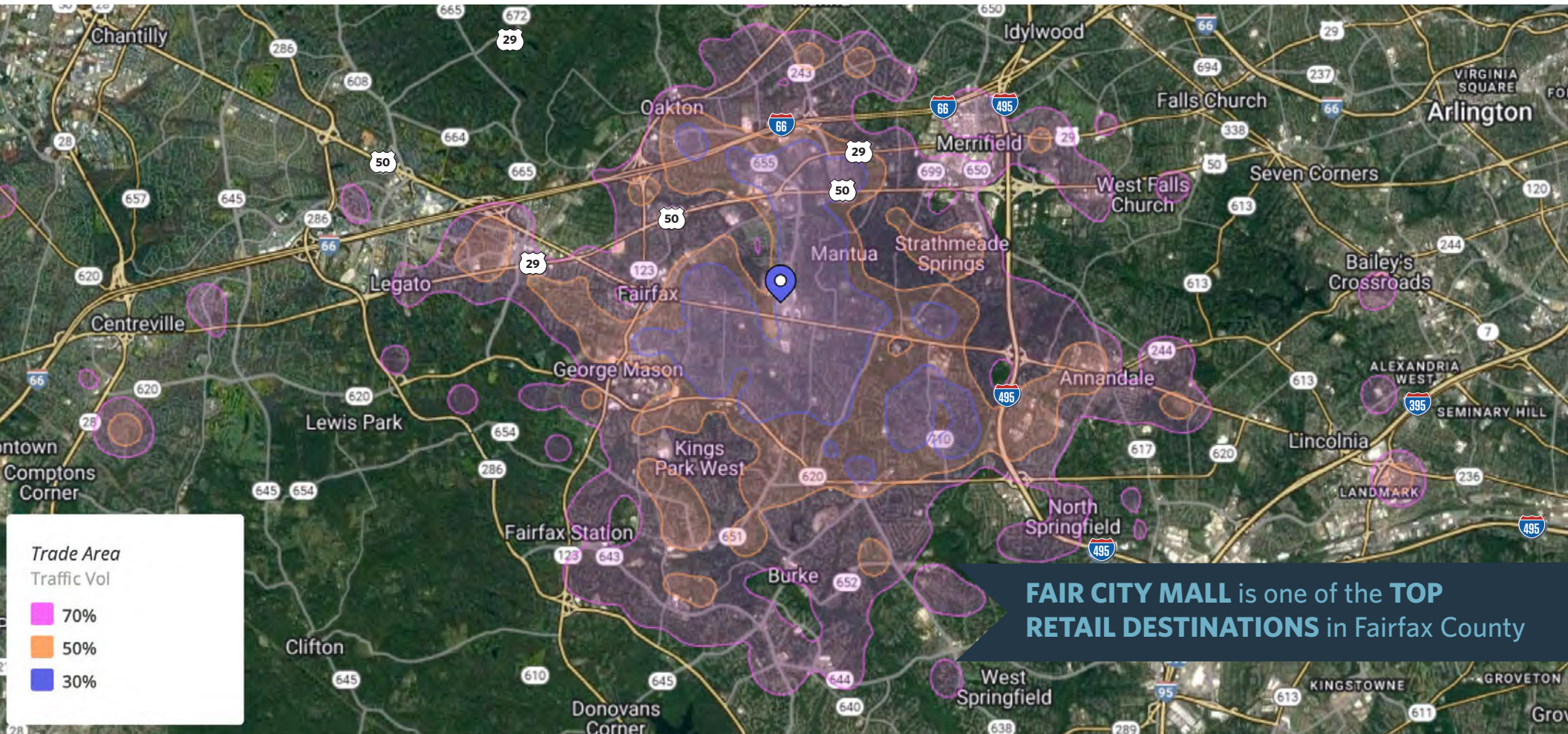


**635,400**  
UNIQUE VISITORS PER YEAR



**5.84**  
VISIT FREQUENCY

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



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# CLOSE UP

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# AERIAL

# FAIR CITY MALL

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