

8701 LEE HIGHWAY

8701 Lee Highway, Fairfax, VA 22031
Fairfax County



CLICK HERE
FOR A 3D TOUR



NEARBY RETAILERS



FULLY LEASED

- Close proximity to Mosaic District.
- Excellent visibility from Route 29 (31,372 VPD).
- Surface parking available in front and on the sides of the building.

LEASED BY:

klnb

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703-268-2707

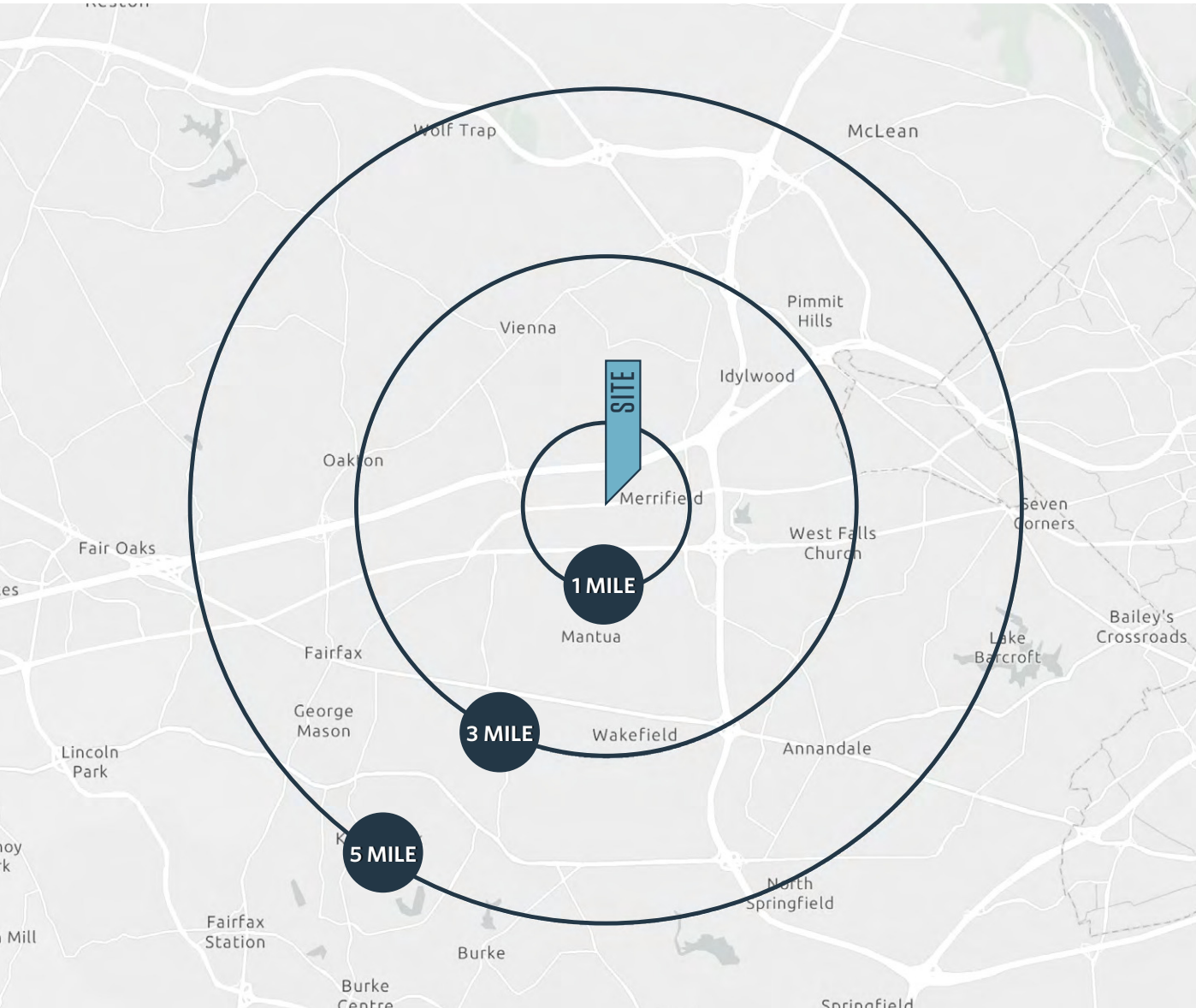
Billy Kelly
bkelly@klnb.com
703-268-2706

8065 Leesburg Pike, Suite 700, Tysons, VA 22182
klnb.com

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LOCATION



DEMOGRAPHICS | 2025:

	1-MILE	3-MILE	5-MILE
 Population	15,195	138,337	352,578
 Daytime Population	18,218	102,715	296,475
 Households	6,232	51,263	126,087
 Average HH Income	\$197,682	\$204,249	\$209,801

[CLICK TO VIEW DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2024:

Lee Hwy	31,439 ADT
Cedar Ln	10,150 ADT

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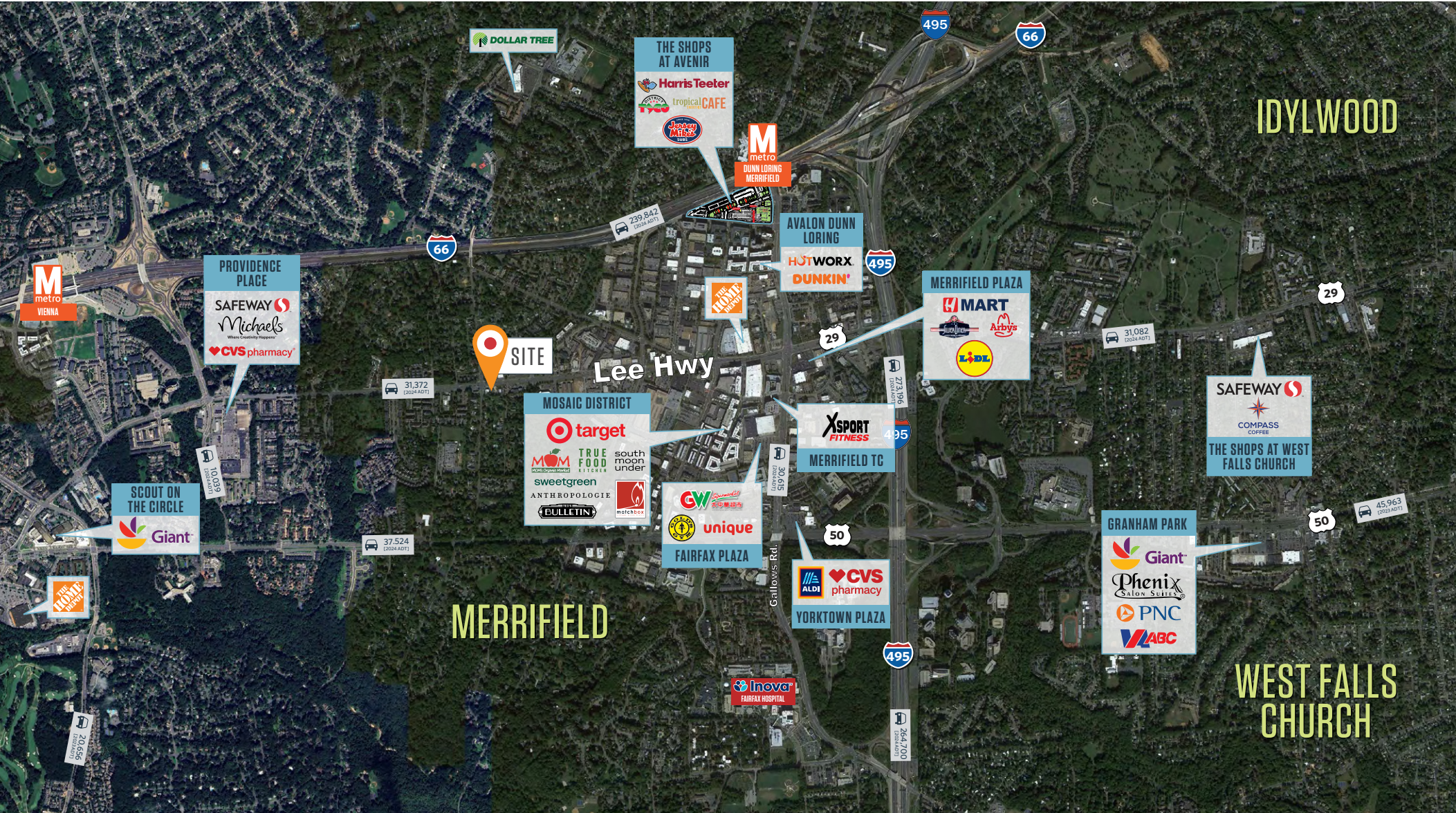
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MARKET AERIAL



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CLOSE-UP AERIAL



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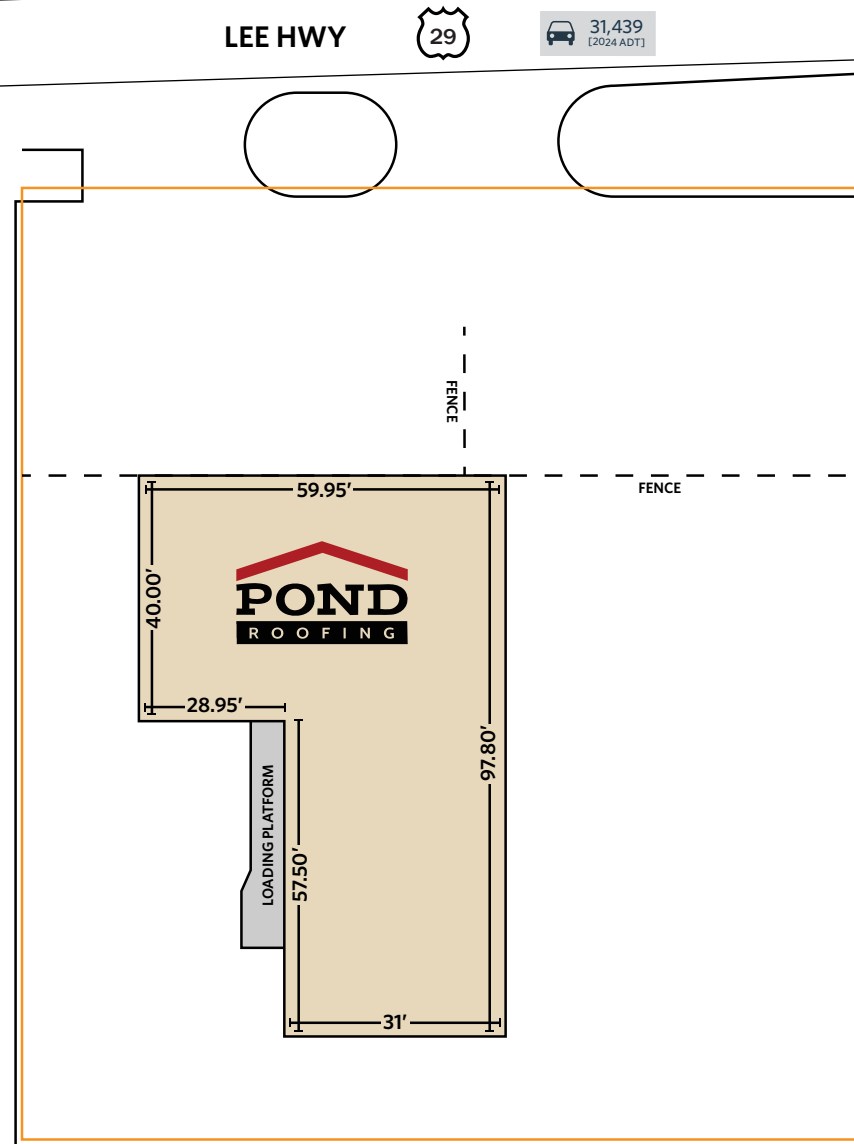
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SITE PLAN



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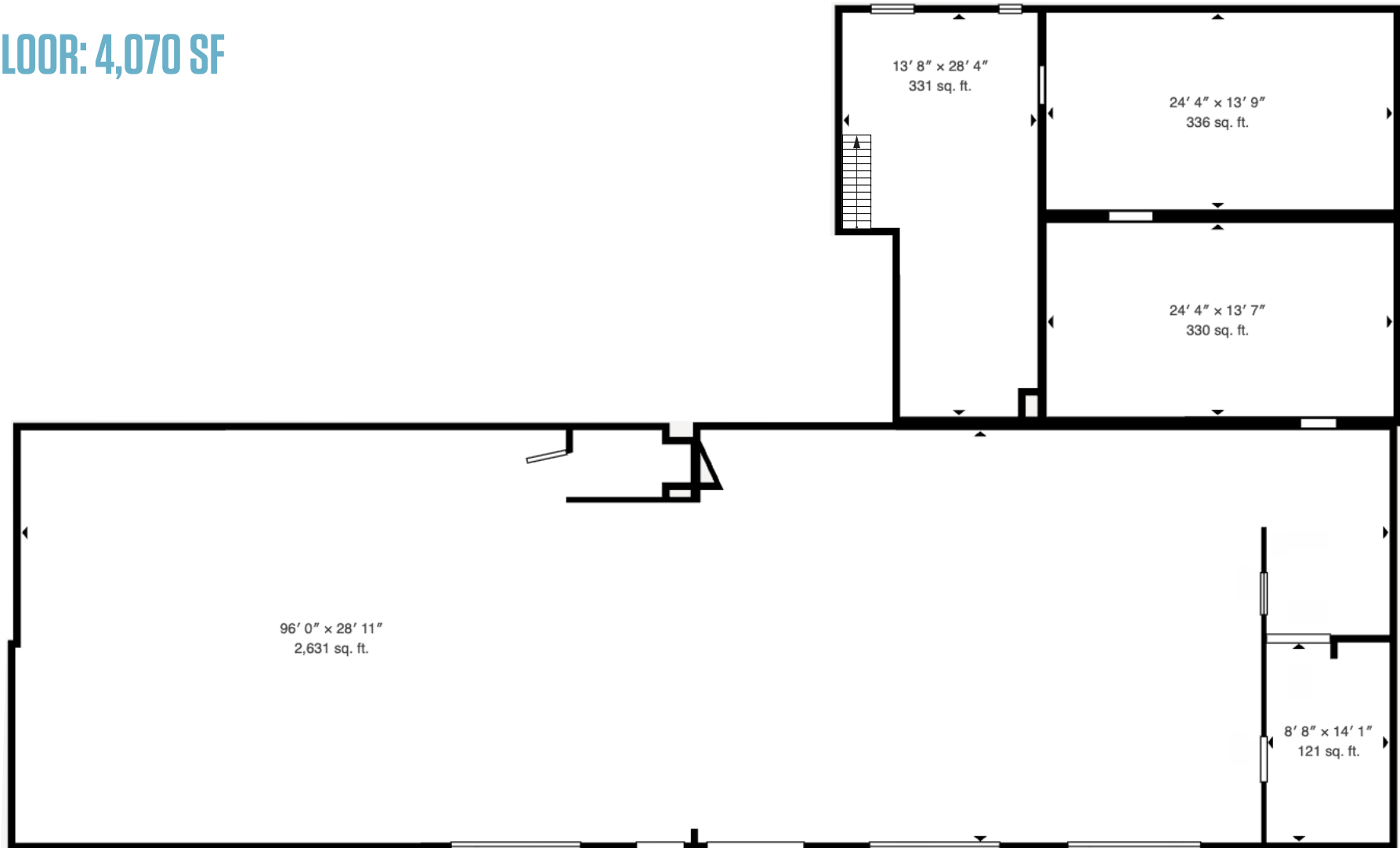
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1ST FLOOR PLAN

1ST FLOOR: 4,070 SF



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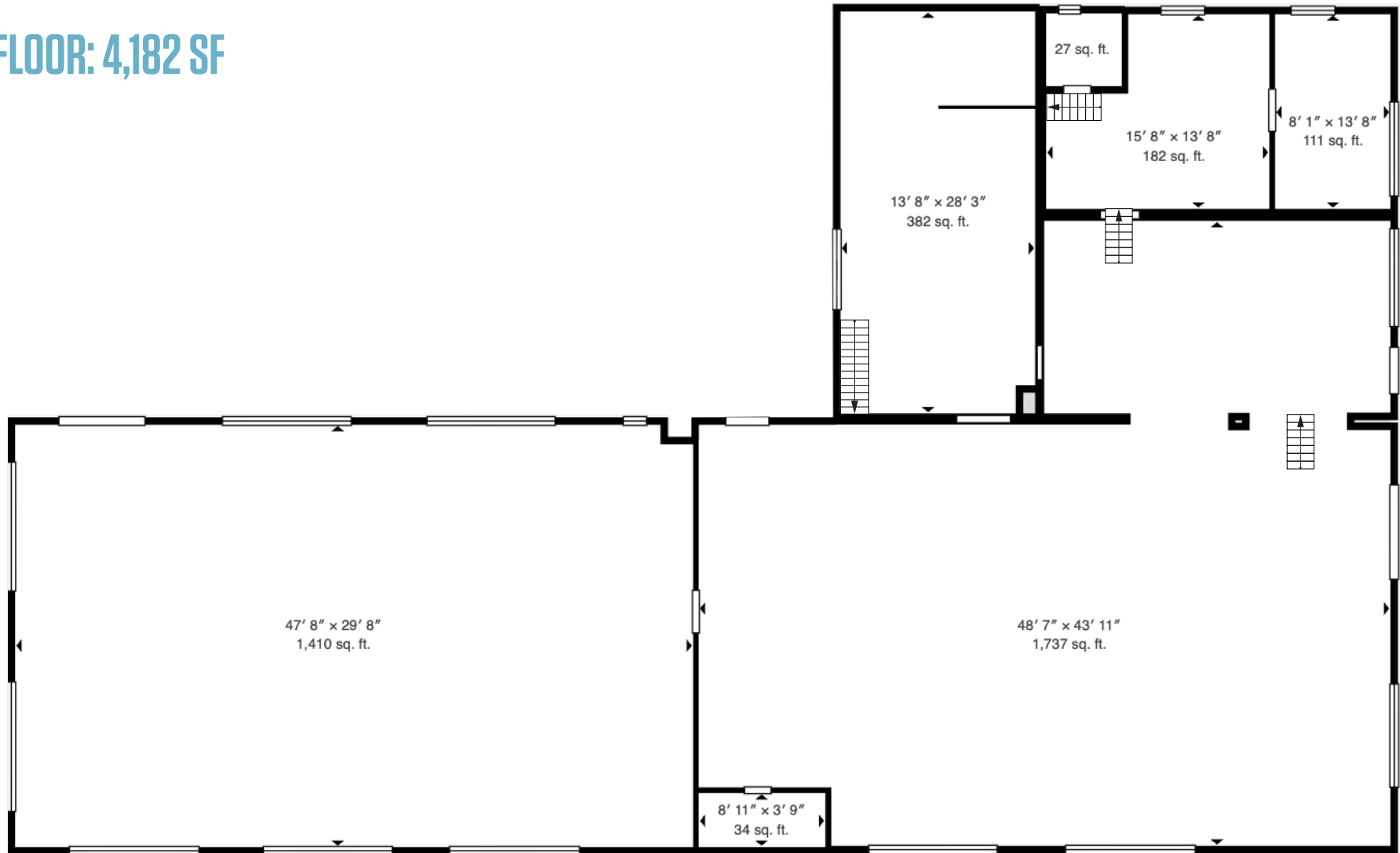
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2ND FLOOR PLAN

2ND FLOOR: 4,182 SF



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[CLICK TO VIEW PROPERTY WEBSITE](#)

For More Information, Please Contact:

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