

RETAIL FOR LEASE

FAIR CITY MALL

9650 MAIN STREET | FAIRFAX, VA 22031



RETAIL OPPORTUNITIES



FREESTANDING BANK
with Drive-Thru
Immediately Available



1,000 SF
Former Pizza
Restaurant Available



11,471 SF
2nd Generation
Restaurant Space Available



6,000 SF
Potentially 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.

JOIN THESE RETAILERS

SAFEWAY

Burlington

**LIFETIME
ATHLETIC**

**ULTA
BEAUTY**

Marshalls®

five BELOW

HomeGoods®

**DSW
DESIGNER SHOE WAREHOUSE®**

JAKE LEVIN
jlevin@klnb.com | 202-909-6102

RYAN WILNER
rwilner@klnb.com | 443-632-2058

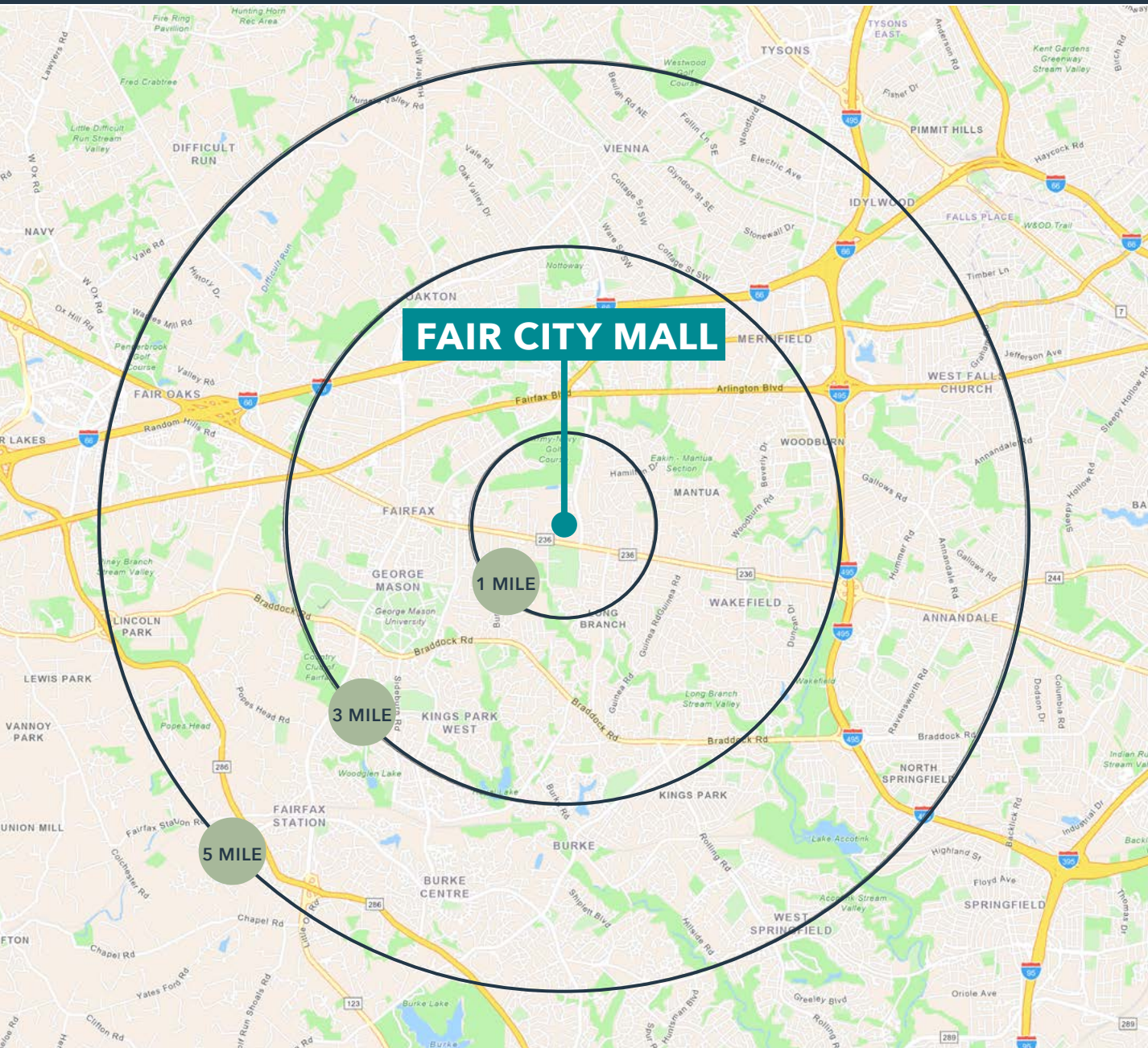
BETH SARGENT
bsargent@klnb.com | 703-268-2716

klnb
klnb.com





LOCATION



DEMOGRAPHICS

2026

1-MILE	3-MILE	5-MILE
POPULATION		
10,856	130,041	329,944
DAYTIME POPULATION		
6,766	86,868	200,777
HOUSEHOLDS		
3,955	43,748	114,007
AVERAGE HH INCOME		
\$196,733	\$212,499	\$211,797

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DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS

2024

MAIN STREET (RT. 236)
33,642 ADT
PICKETT ROAD (RT. 237)
23,122 ADT



Placer.ai
FAIR CITY MALL



4.6M
VISITS PER YEAR

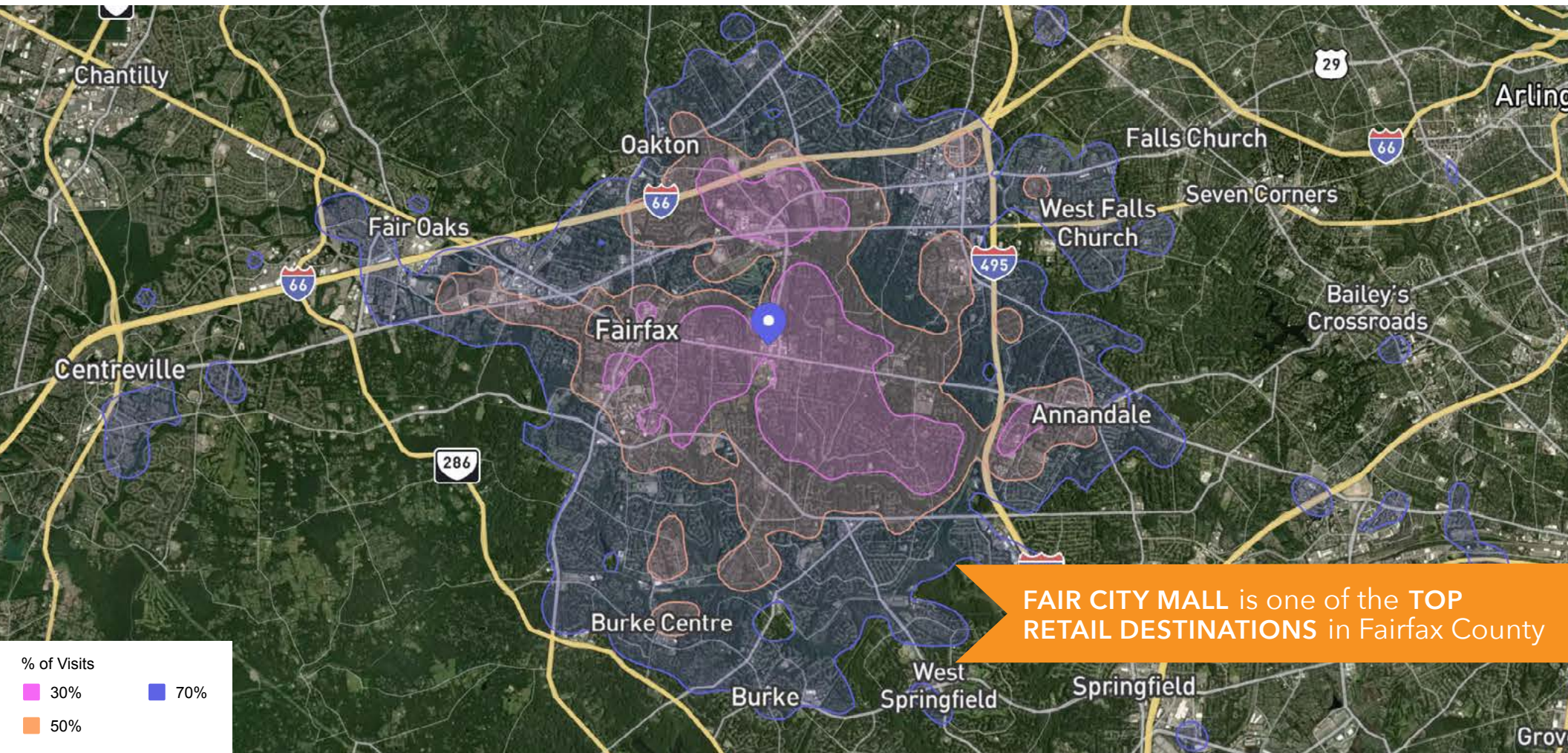


731,600
UNIQUE VISITORS PER YEAR



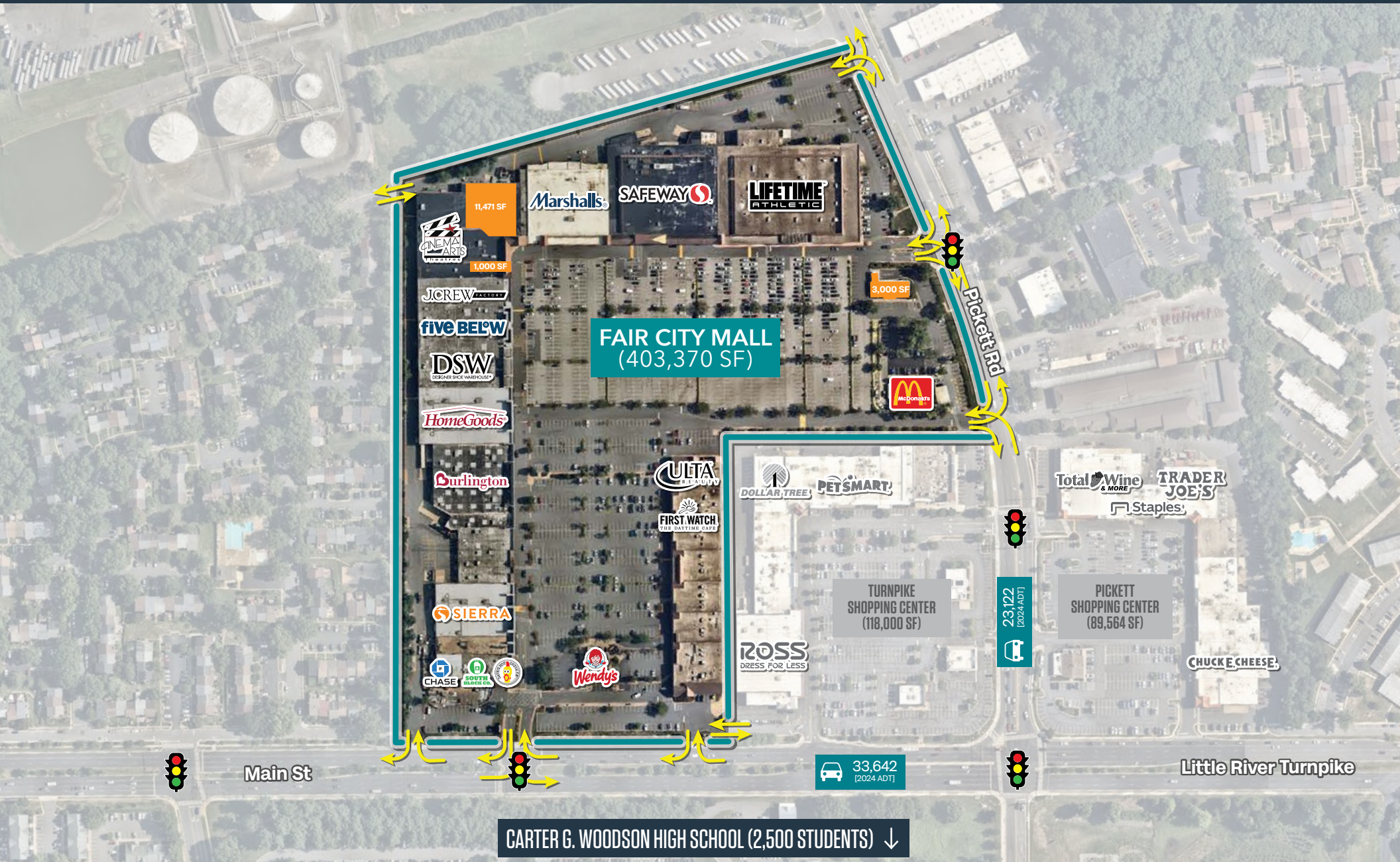
6.28
VISIT FREQUENCY

DATA IS FROM OCTOBER 1, 2025 - SEPTEMBER 30, 2026





CLOSE UP







PHOTOS



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CLICK TO VIEW PROPERTY WEBSITE

FOR MORE INFORMATION, PLEASE CONTACT:

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jlevin@klnb.com | 202-909-6102

RYAN WILNER
rwilner@klnb.com | 443-632-2058

BETH SARGENT
bsargent@klnb.com | 703-268-2716

8065 LEESBURG PIKE
SUITE 700, TYSONS, VA 22182

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