

FAIRFAX AVENUE RETAIL SPACES AVAILABLE

BE PART OF THE FAIRFAX REBIRTH



COMMERCIAL
ASSET GROUP

SPACE SIZE

449: ±2,733 RSF (±1,818 SF GROUND + ±915 SF MEZZANINE)

451: ±2,494 RSF (±1,747 SF GROUND + ±747 SF MEZZANINE)

455B: ±2,580 RSF

LEASE RATE

449: \$3.17 PSF/MO + NNN (NNN: ±\$0.86 PSF FOR 2025)

451: \$3.25 PSF/MO + NNN (NNN: ±\$0.86 PSF FOR 2025)

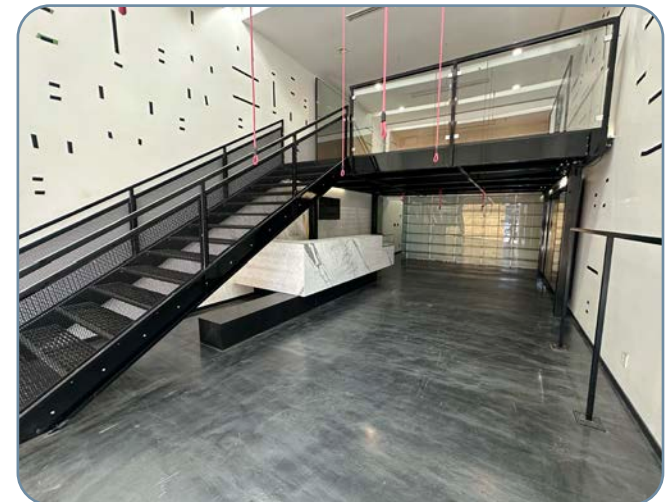
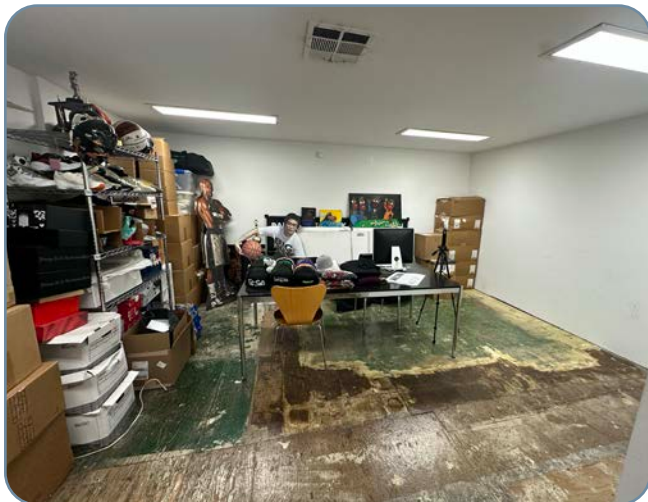
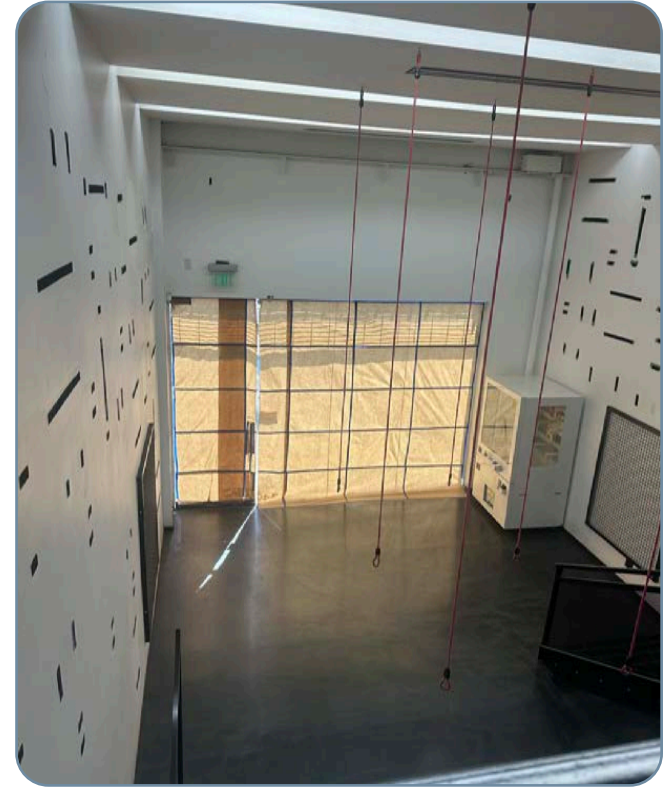
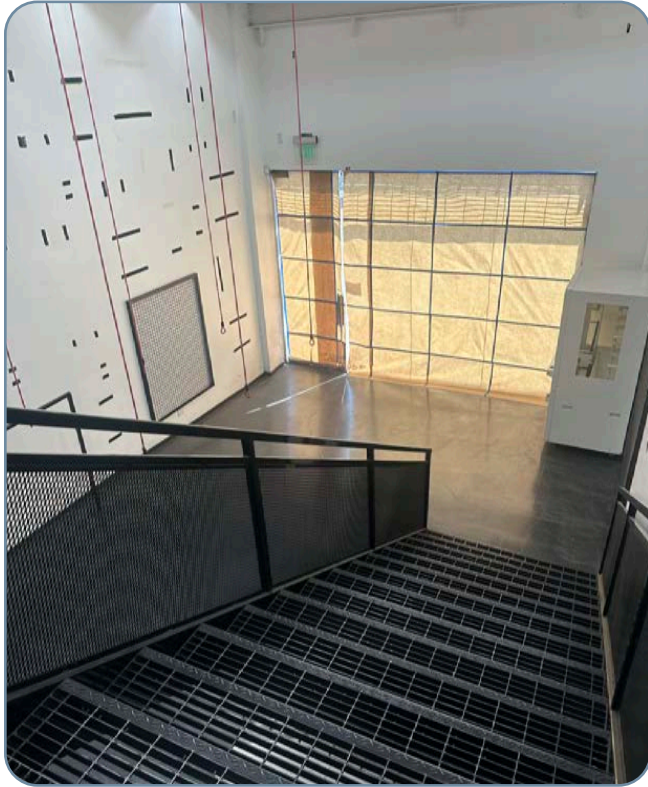
455B: \$3.75 PSF/MO + NNN (NNN: ±\$0.86 PSF FOR 2025)

AVAILABLE

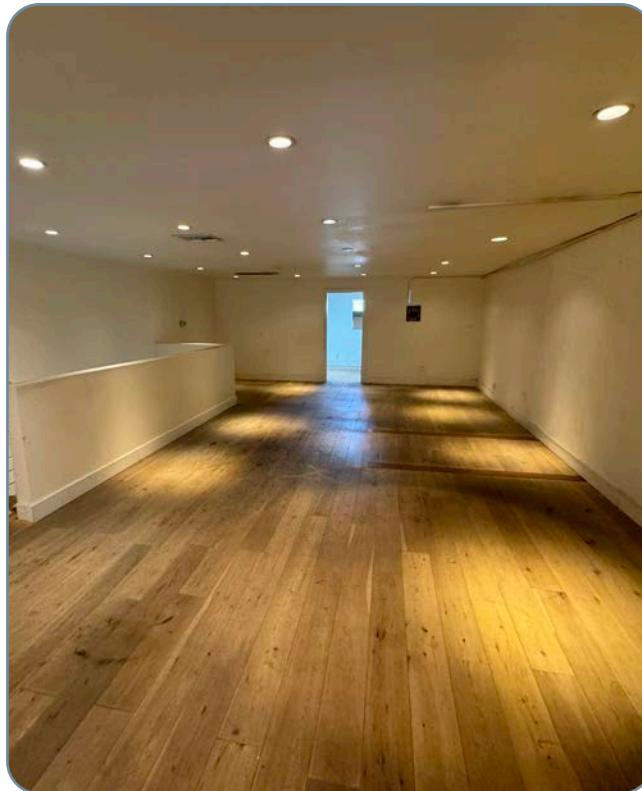
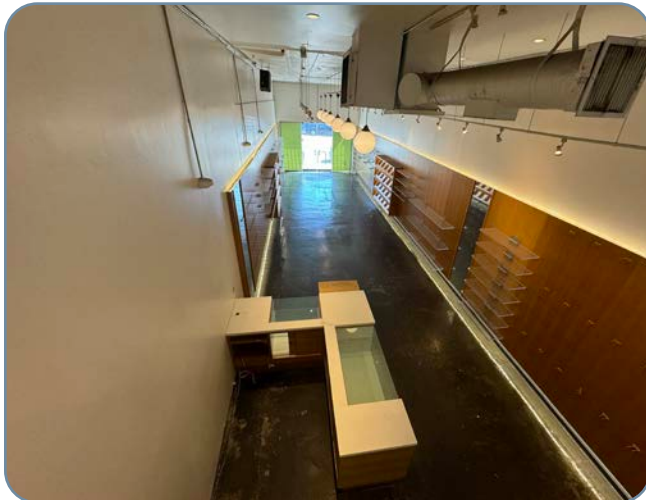
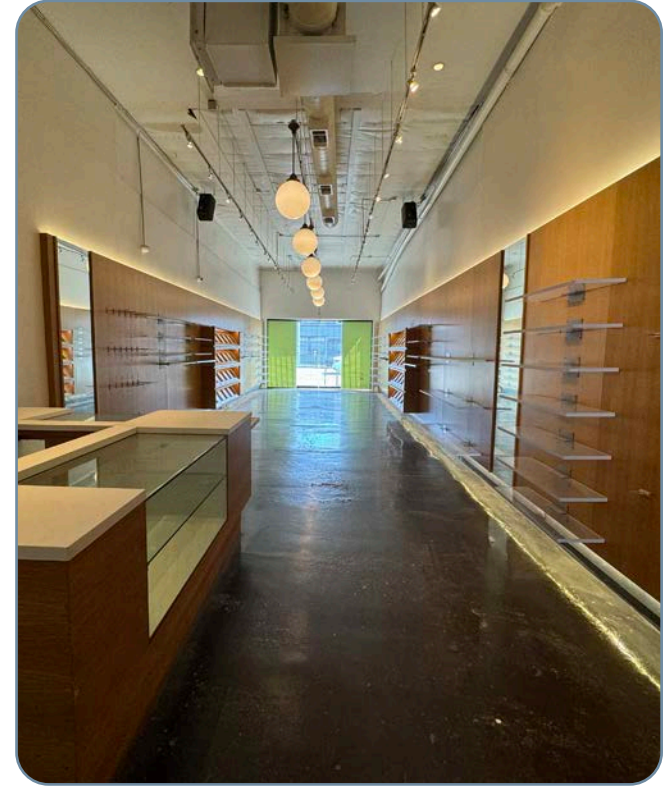
IMMEDIATELY

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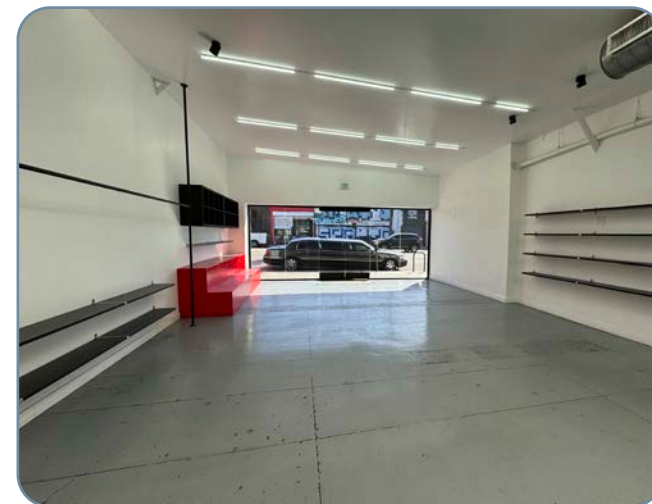
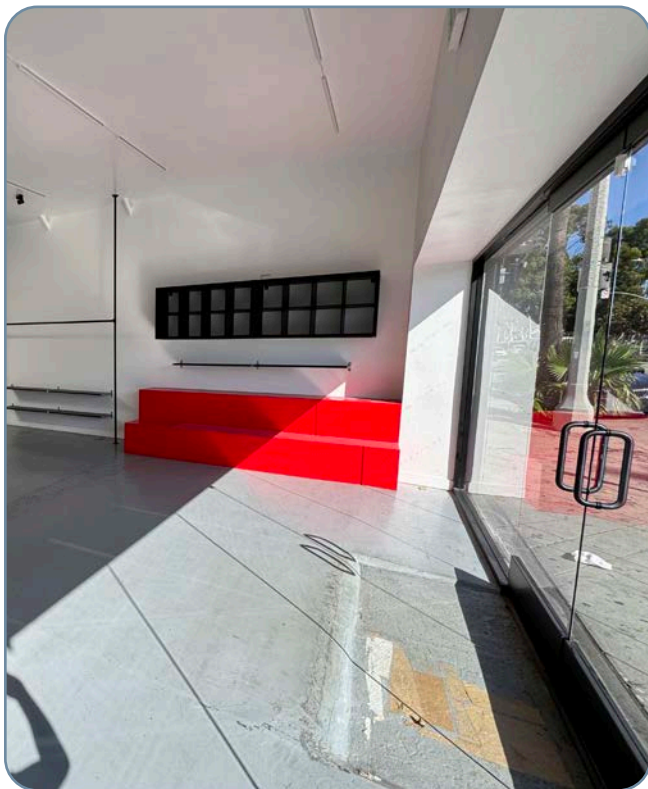
INTERIOR PHOTOS - 449



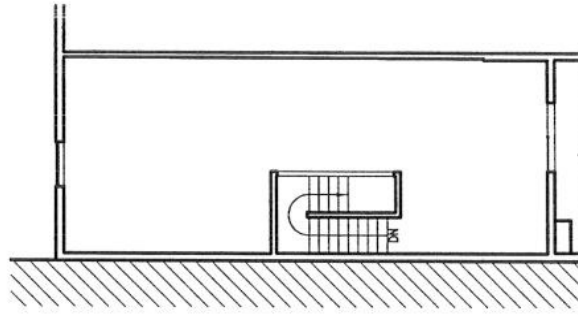
INTERIOR PHOTOS - 451



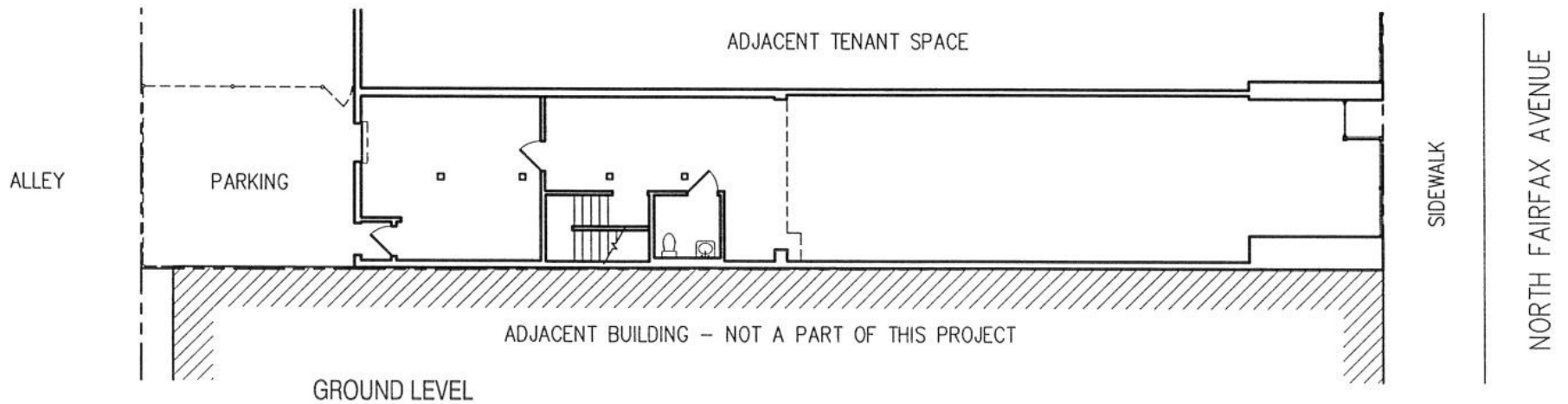
INTERIOR PHOTOS – 455



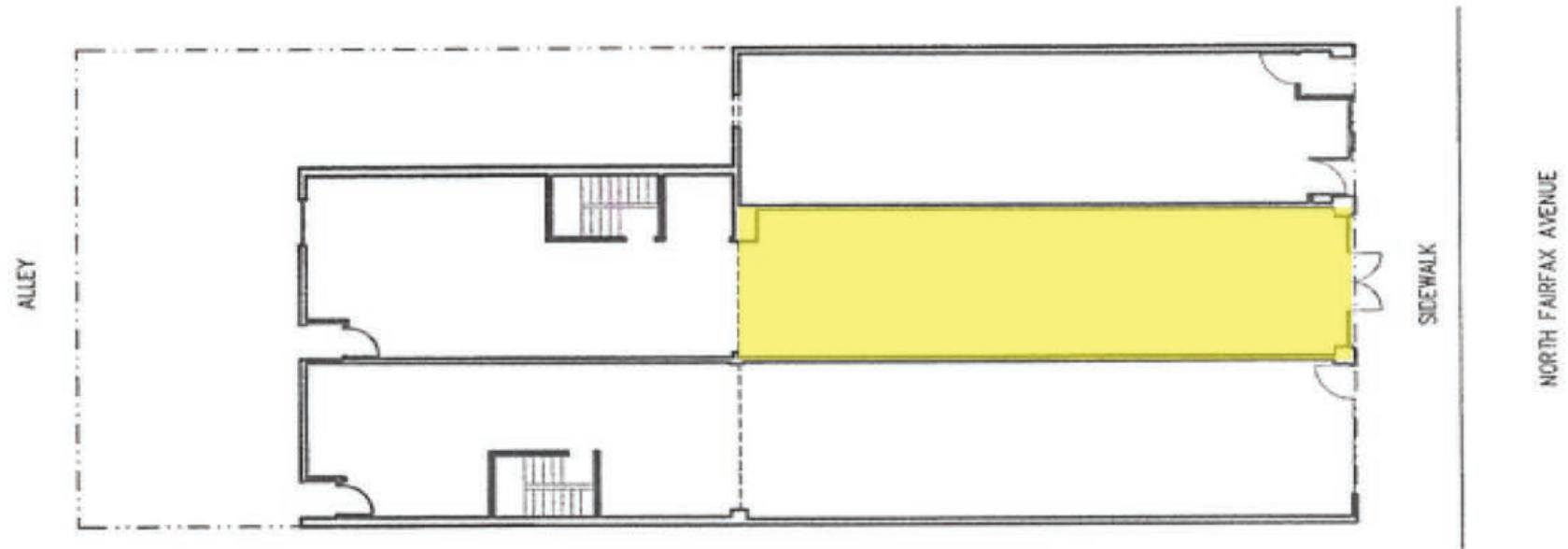
FLOOR PLAN - 449



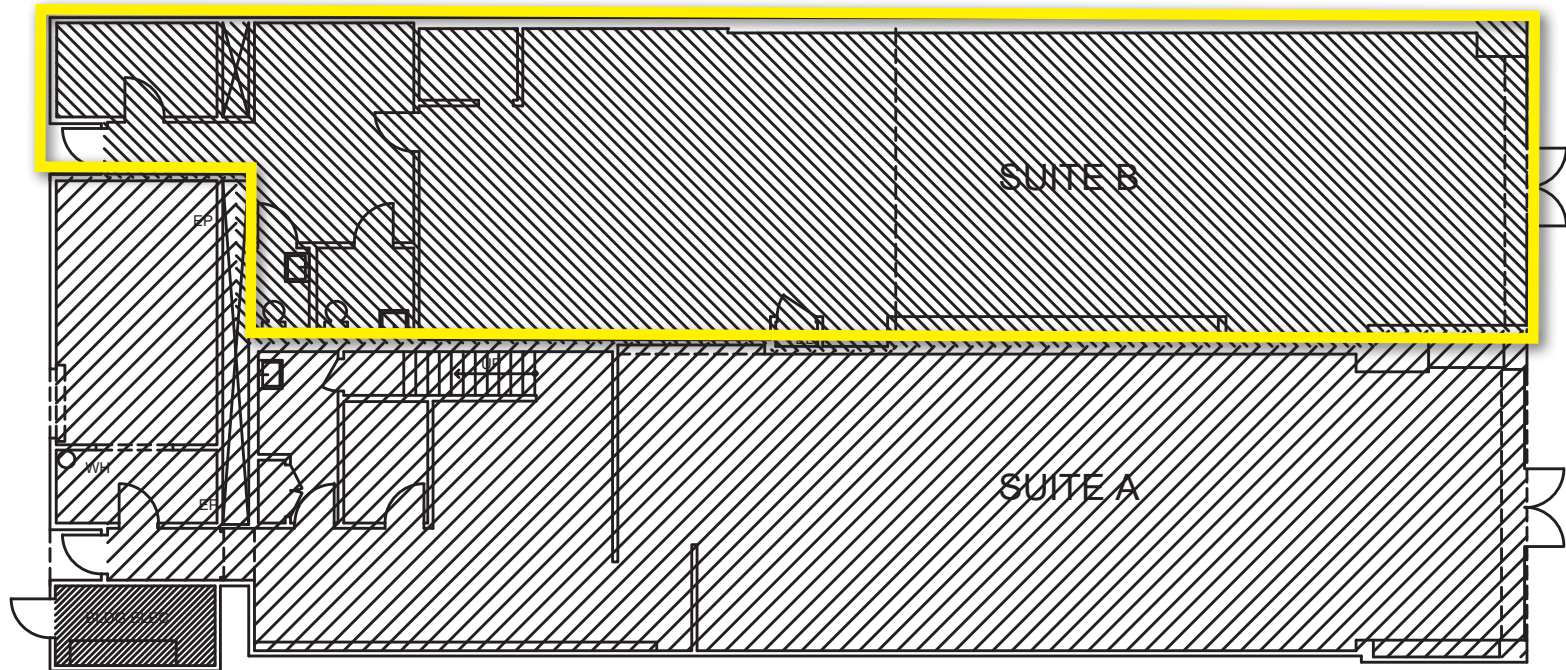
MEZZANINE LEVEL



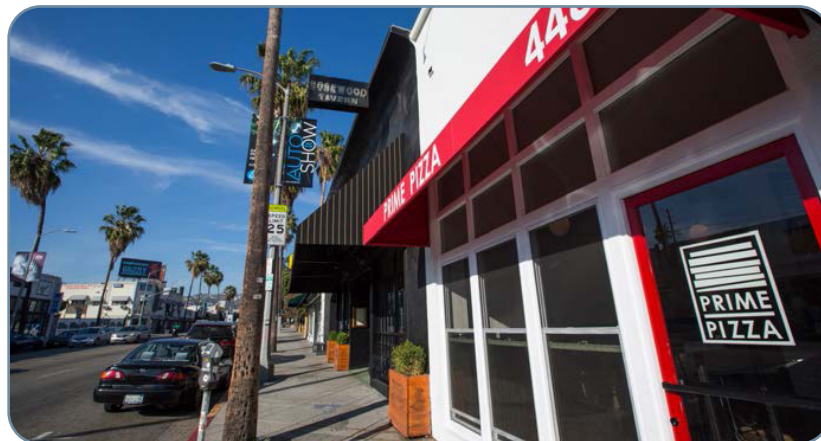
FLOOR PLAN - 451



FLOOR PLAN - 455



THE NEIGHBORS



AERIAL





DEMOGRAPHICS

TOTAL POPULATION:

1 MILE: 43,361

2 MILE: 169,160

3 MILE: 330,666

AVERAGE HOUSEHOLD INCOME:

1 MILE: \$119,255

2 MILE: \$119,153

3 MILE: \$114,026

MEDIAN AGE:

1 MILE: 42.6

2 MILE: 42.5

3 MILE: 41.8

WALK SCORE:

97



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