

# 12310 LEE JACKSON MEMORIAL HWY

FAIRFAX, VA  
0.77 ACRES AVAILABLE

RAPPAPORT  
CULTIVATING PLACES

FAIR RIDGE DRIVE

.77 ACRES

Exxon

LEE JACKSON MEMORIAL HWY 70,937 VPD





**12310 LEE JACKSON MEMORIAL HWY**  
**FAIRFAX, VA**

- | 0.77 acre pad site opportunity seeking fast food and select automotive uses
- | Directly accessible from the intersection of Lee Jackson memorial Highway (RT 50) and Fair Ridge Drive with stoplight
- | Adjacent retailers include Harris Teeter, Starbucks, and Exxon

**DEMOGRAPHICS 2026**

|                                                                                                              | 1 MILE                                 | 3 MILES   | 5 MILES   |
|--------------------------------------------------------------------------------------------------------------|----------------------------------------|-----------|-----------|
|  <b>POPULATION</b>          | 10,560                                 | 72,213    | 248,521   |
|  <b>DAYTIME POPULATION</b> | 6,744                                  | 61,864    | 131,319   |
|  <b>HOUSEHOLD INCOME</b>  | \$146,639                              | \$206,973 | \$182,909 |
|  <b>TRAFFIC COUNTS</b>    | 70,937 on Lee Jackson Memorial Highway |           |           |

**CO-TENANTS**

SAFeway  Harris Teeter  Tanamera  Exxon  The UPS Store 







12310 LEE JACKSON MEMORIAL HWY  
FAIRFAX, VA

INOVA FAIR  
OAKS HOSPITAL

Logos for retail and food service businesses:

- Marshall's
- Domino's
- McDonald's
- Popeyes Louisiana Kitchen
- UPS

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MEMORIAL HWY  
.77 acres

Logos for Harris Teeter and other businesses:

- Harris Teeter Neighborhood Food & Pharmacy
- Corner Bakery
- ABC
- Starbucks

EXXON

FAIRFAX COUNTY PKWY 64,914 VPD

LEE JACKSON MEMORIAL HWY 70,937 VPD

Logos for retail and food service businesses:

- Hair Cuttery
- TJ-maxx
- JO-ANN fabric and craft stores
- Panera Bread

Fair Lakes Shopping Center

Logos for Target, Starbucks, Michaels, and Hobby Lobby.

Logos for retail and food service businesses:

- Nothing Bundt Cakes
- Old Navy
- Barnes & Noble Booksellers
- The Capital Grille
- Nordstrom Rack

Fair Oaks Mall

Logos for Sunglass Hut, AT&T, Apple, The Cheesecake Factory, Macy's, Forever 21, and JCPenney.





## SITE PLAN

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0.77 ACRES AVAILABLE





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