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RETAIL FOR LEASE

- Freestanding Bank with Drive-Thru immediately available. 1,000 SF former restaurant available.
- 11,471 SF 2nd Generation Restaurant space 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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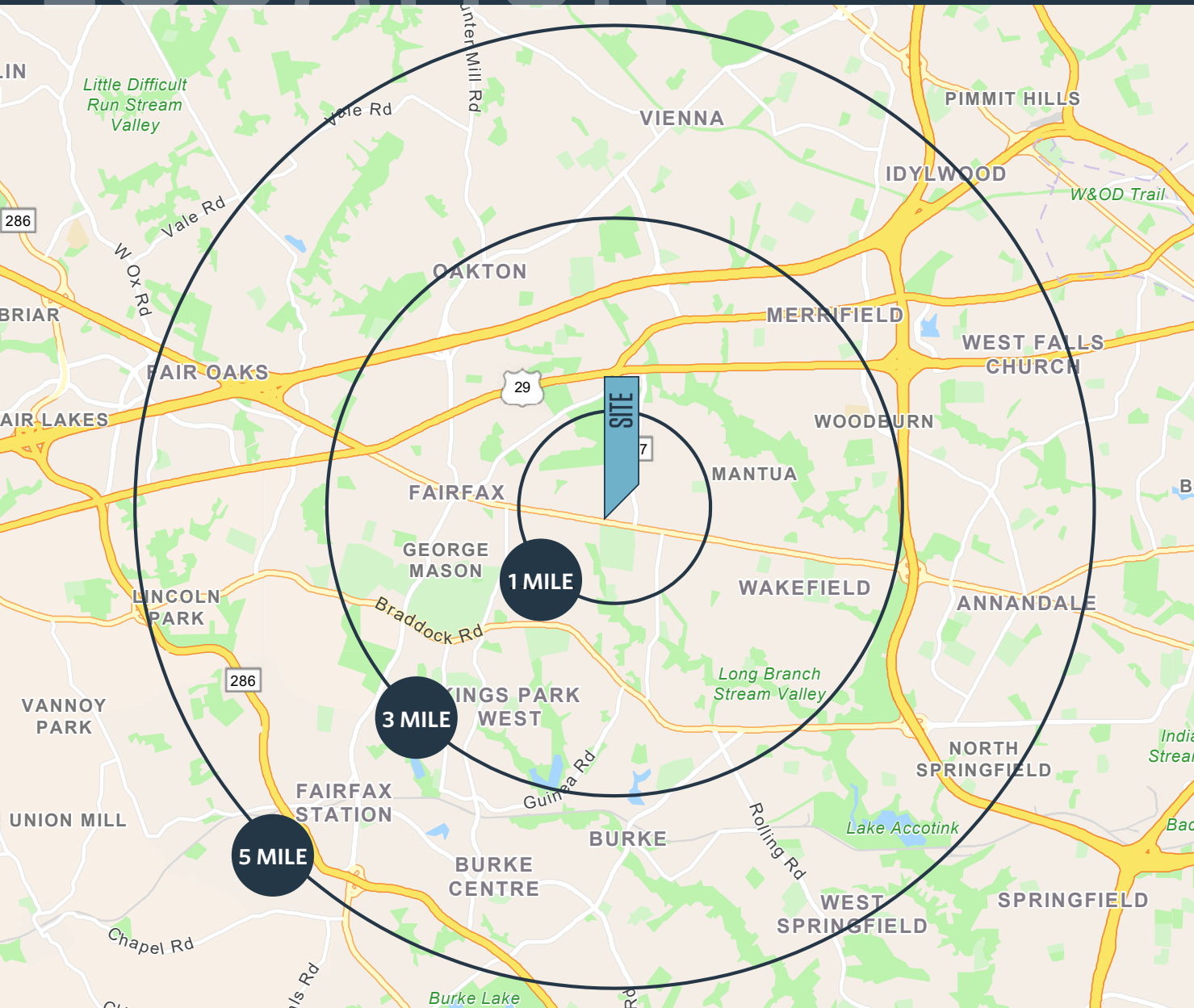
9650 MAIN STREET, FAIRFAX, VA 22031, CITY OF FAIRFAX



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

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Placer.ai
FAIR CITY MALL



3.7M
VISITS PER YEAR

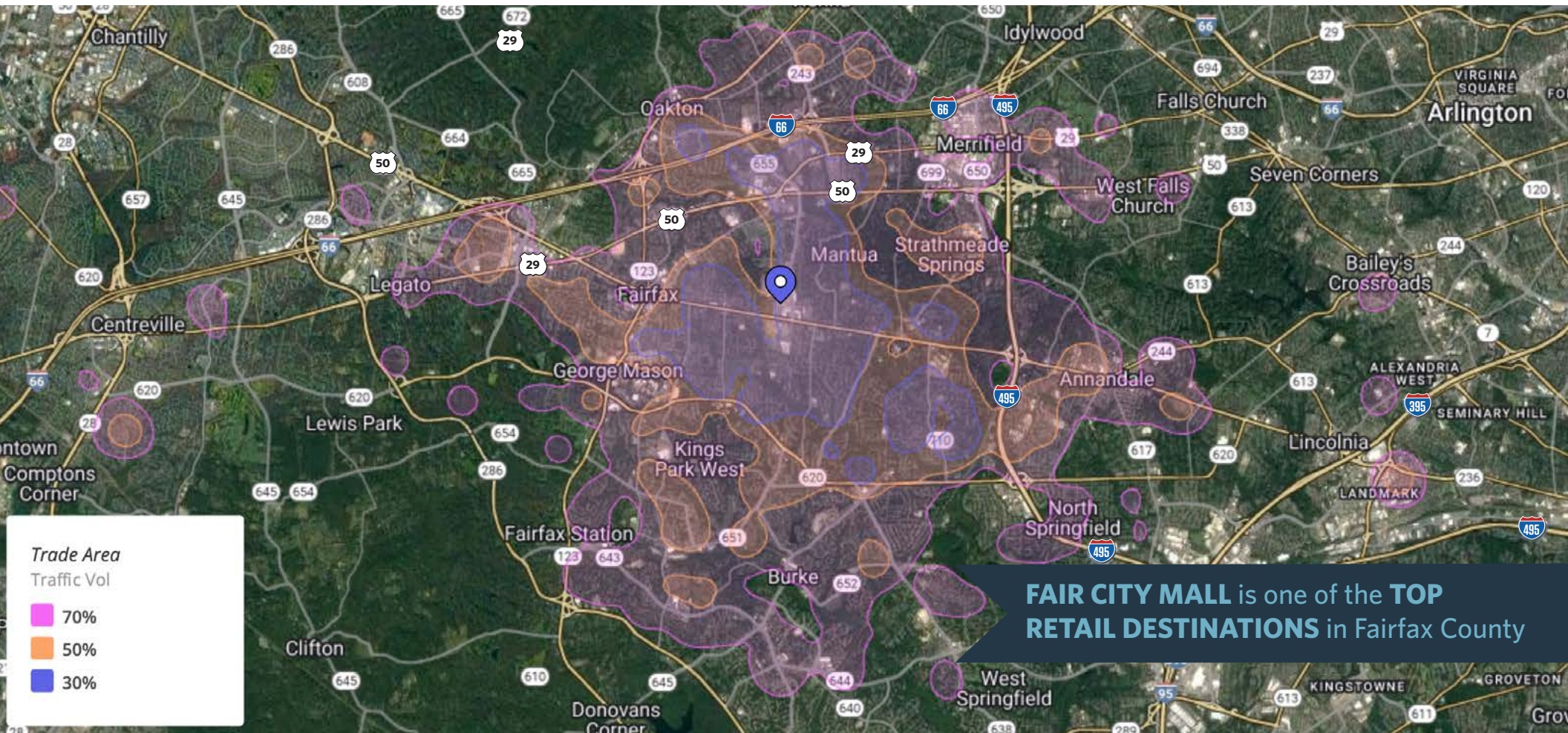


635,400
UNIQUE VISITORS PER YEAR



5.84
VISIT FREQUENCY

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



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CLOSE UP

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FOR MORE INFORMATION, PLEASE CONTACT:

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