



RETAIL ENDCAP FOR LEASE

8621-8629 LEE HIGHWAY

8625 U.S. 29, FAIRFAX, VA 22031



8621-8629 LEE HIGHWAY

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Prime endcap space for lease in Merrifield. This property offers exceptional visibility and accessibility with prominent signage visible to 33,405 vehicles daily on Lee Hwy. Conveniently located near I-495, I-66, and US-29, this space provides easy access for the affluent and dense customer base in the surrounding area.

PROPERTY HIGHLIGHTS

- Merrifield small shop space available
- Signage visible to Lee Hwy (33,405 VPD)
- Well positioned near I-495, I66, and US-29
- The area features an affluent and dense customer base
- Egress and Ingress points off US-29/Lee Hwy and Fairhill Road

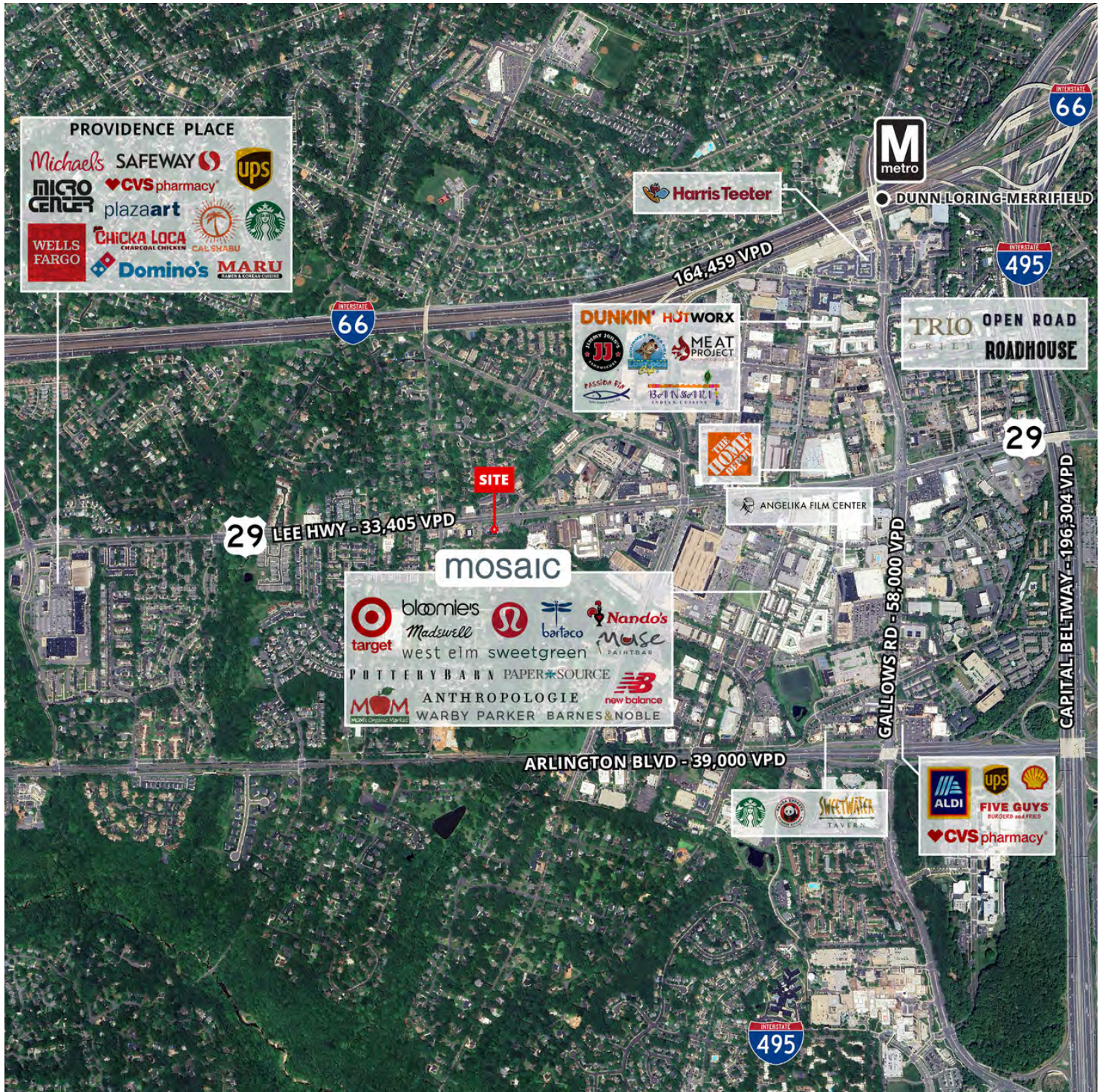
OFFERING SUMMARY

|                |                  |
|----------------|------------------|
| Lease Rate:    | Negotiable       |
| Available SF:  | 1,200 - 2,900 SF |
| Lot Size:      | 0.74 Acres       |
| Building Size: | 7,707 SF         |

| DEMOGRAPHICS      | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------|-----------|-----------|-----------|
| Total Households  | 7,475     | 46,838    | 120,407   |
| Total Population  | 19,014    | 125,868   | 328,970   |
| Average HH Income | \$188,986 | \$197,221 | \$192,620 |

## 8621-8629 LEE HIGHWAY

### RETAILER/ACCESS MAP



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ADDITIONAL PHOTOS

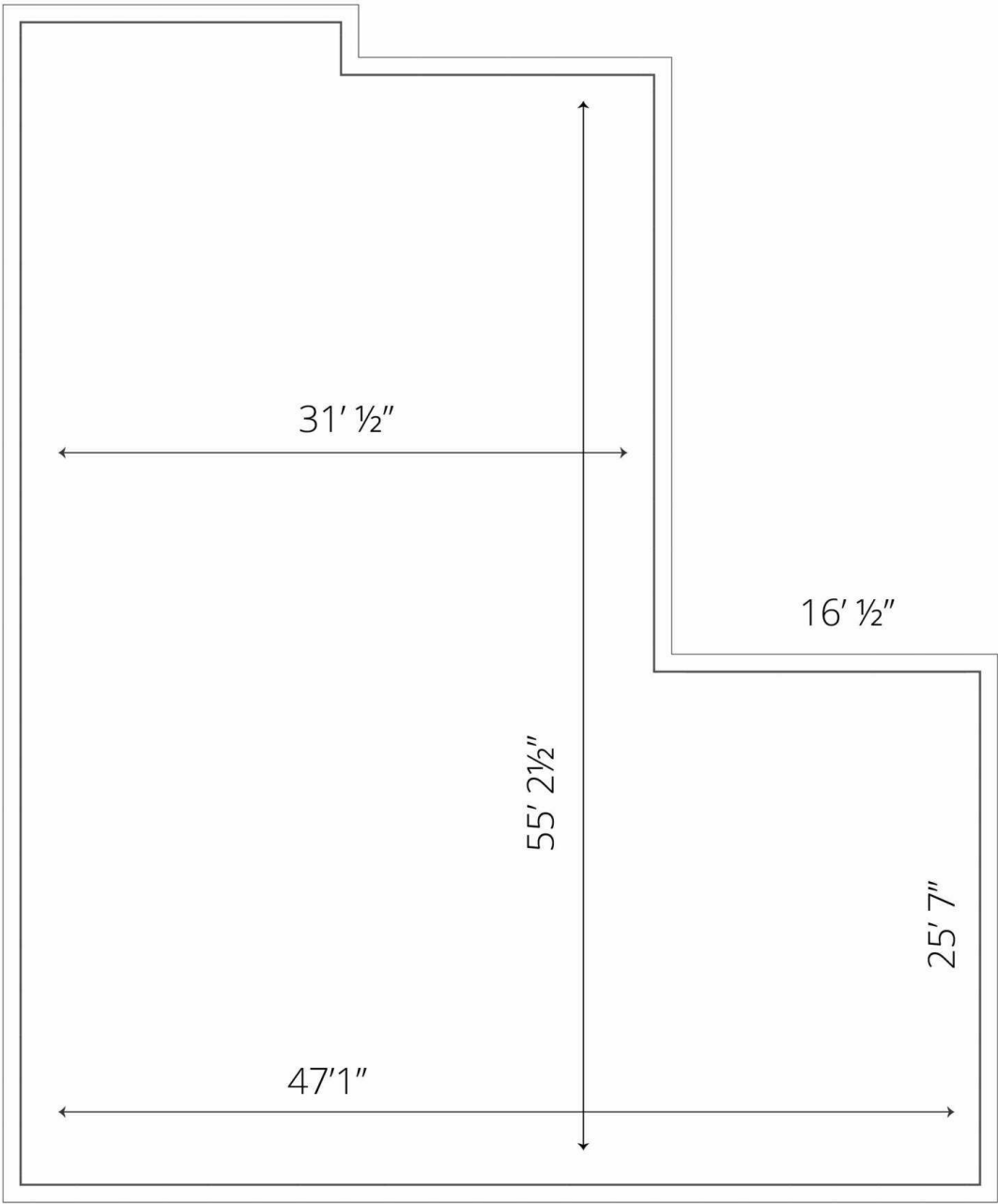


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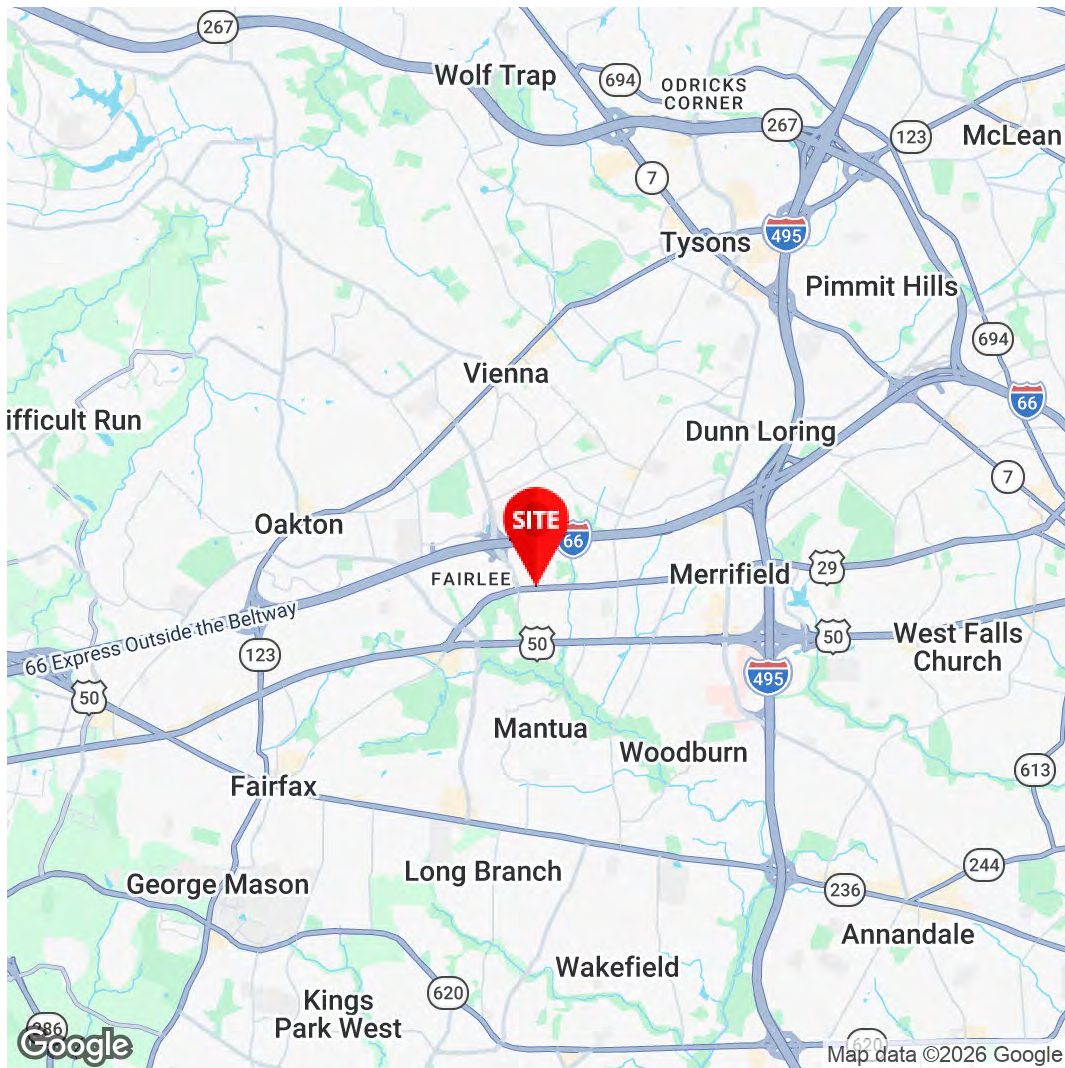
SAMPLE FLOORPLAN - 2,900 SF



FAIRHILL ROAD



ROUTE 29, LEE HIGHWAY



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