

FOR SALE

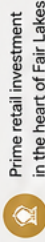
11950 Fair Lakes Shopping Center

Fairfax, Virginia 22033

ASKING PRICE

\$6,000,000

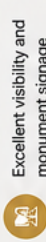
INVESTMENT HIGHLIGHTS



Prime retail investment in the heart of Fair Lakes



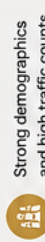
Surrounded by national retailers, restaurants and services



Excellent visibility and monument signage



Easy access to I-66, Route 50 and Fairfax County Parkway



Ample surface parking with multiple access points



Ample surface parking

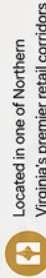
PROPERTY SUMMARY

Property Type	Retail (Single Tenant)
Building Size	7,197 SF
Lot Size	1.72 Acres
Year Built	1993
Zoning Code	403
Occupancy	100%
Parking	Ample Surface Parking
Price	\$6,000,000
Cap Rate	6% (Contact Broker for Detail)
NNN New Lease	5 - 7 Years

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	11,257	113,418	268,143
Households	3,448	38,623	92,062
Avg. Household Income	\$146,106	\$153,423	\$157,277
Daytime Population	10,648	96,171	207,027

AREA HIGHLIGHTS



Located in one of Northern Virginia's premier retail corridors



High visibility from I-66 & Route 50



Dense residential communities



Strong retail synergy and national tenants



PACIFIC REALTY
COMMERCIAL REAL ESTATE SERVICES

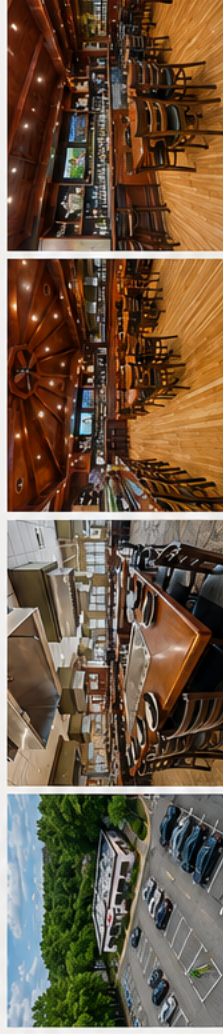
KI YOON

Principal Broker
703.989.8877
kiyoona@pacificrealty.us.com

AERIAL MAP & SURROUNDING RETAILERS



PROPERTY PHOTOS



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