



RETAIL BUILDING

FOR LEASE

3220 Blenheim Blvd,  
Fairfax, VA 22030



By:

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Principal

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## Highlights:

Discover a prime retail storefront in the heart of Fairfax Circle! This beautiful space boasts **65 feet** of main road frontage with on-site Pylon signage, offering excellent visibility. Located at the intersection of Route 50, Route 29, and Blenheim Road (Old Lee Highway), this site benefits from tremendous high traffic volume and outstanding population density.

The storefront is adjacent to newly constructed apartment buildings and vibrant retail shops, with close proximity to the Vienna Metro Station, Tysons Corner, Merrifield Town Center, I-495, and I-66. Nearby amenities include Home Depot, Chick-Fil-A, Fairfax Shopping Center, Artie's, Popeye's, Dunkin Donuts Coffee, Giant Food Grocery, Wawa, Verizon, Harley Davidson, Sunoco and more...

- Private office, 2 bathrooms
- 2,000 sf store front + 1,450 sf warehouse
- Zoning: CR, commercial retail
- Nearby retail includes: McDonalds, Home Depot, Chick-Fil-A, Dunkin Donuts, Starbucks, Shell, Farrish and many more



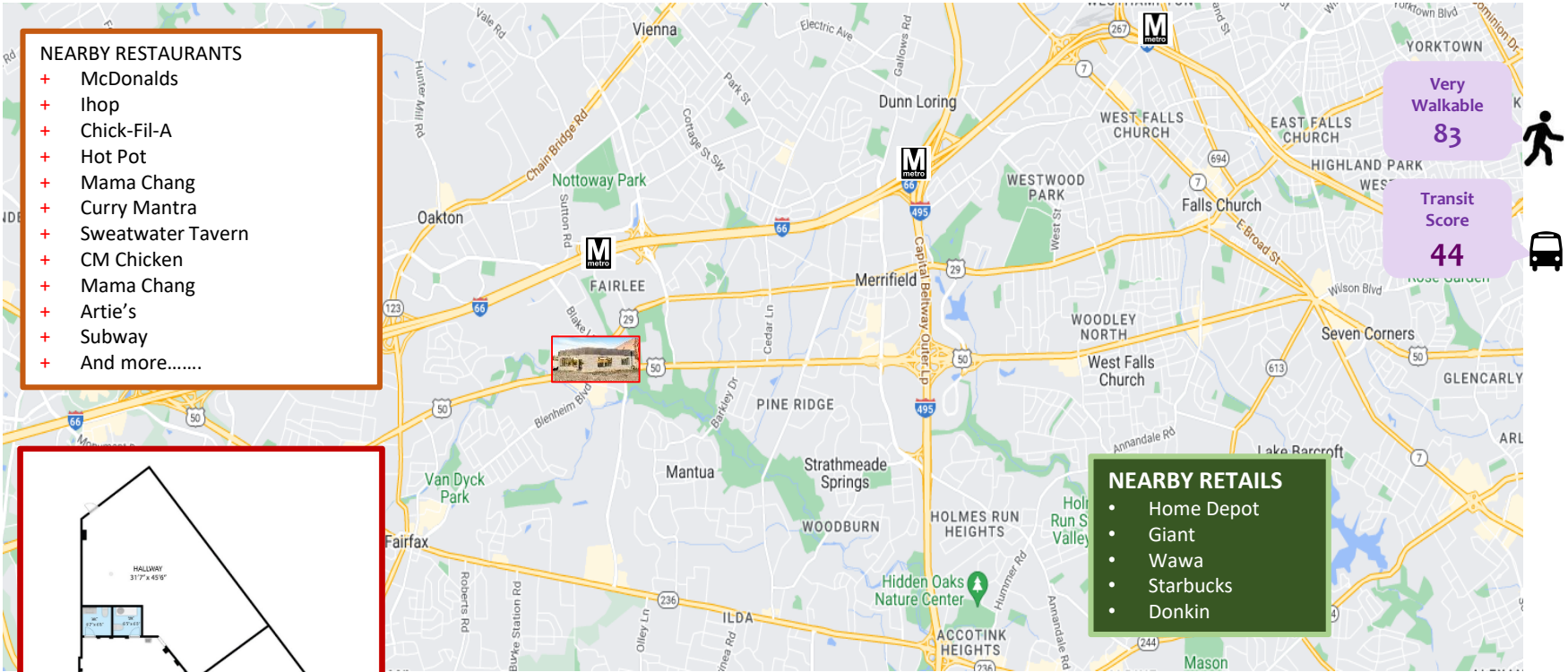
## 3220 Blenheim Blvd | Fairfax, VA 22030

- Single floor retail building
- Size: 3,450 SF
- Rental Rate: \$29.50/sf
- Term: 3-10 years, flexible
- Ceiling Height: 12-14' clear
- Parking: 8 surface
- Signage: Building + Pylon Sign
- Land area: 6,970 sf



### Demographics

	1 mile	3 miles	5 miles
Population	19,531	124,225	315,614
Avg HH Income	\$170,983	\$142,234	\$135,916
Median Home Value	\$703,238	\$724,725	\$706,160



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