

Fairfax Station Square

5614-5624 Ox Road Fairfax Station, VA 22039



Property Highlights

- Located off of Route 123 (Ox Road) with close proximity to Route 286 (Fairfax County Pkwy), Route 620 (Braddock Road) and Burke Center Parkway
- Offers an easy-to-shop neighborhood center with a daily traffic count of 29,700 cars.
- Features diverse tenants, boutiques, and restaurants that appeal to everyone, including Gold's Gym and USPS.

MAJOR TENANTS



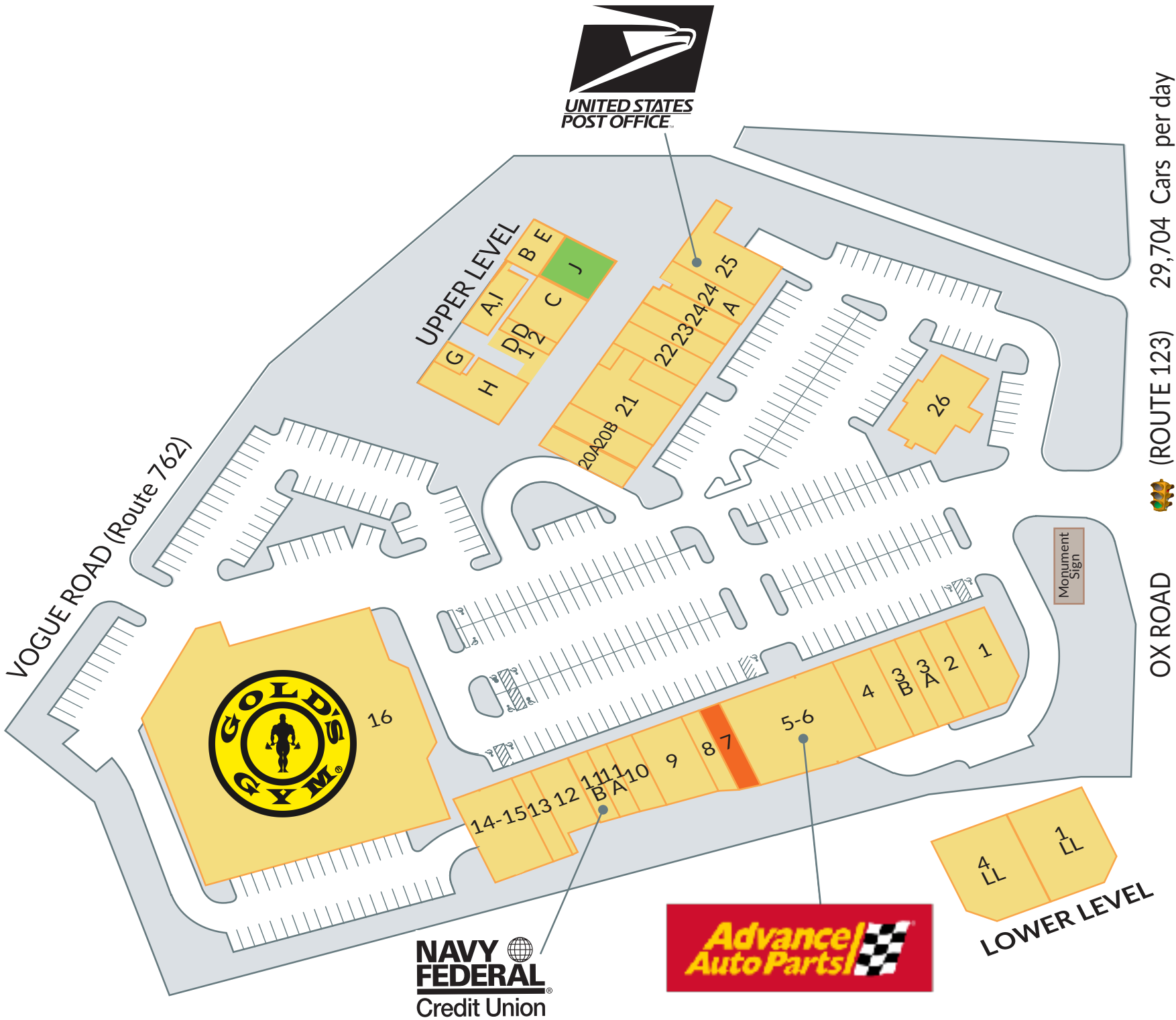
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 POPULATION	7,822	67,659	195,288
 EMPLOYEES	7,975	67,369	204,538
 HOUSEHOLD INCOME	\$209,659	\$189,810	\$180,881
 DAILY CARS	29,704 on Ox Rd		

Fairfax Station Square

Fairfax Station, Virginia

A.J. DWOSKIN
& ASSOCIATES, INC.

Management | Leasing | Investment



Space	SF	Tenant
1	2,251	Khao Hom Thai and Sushi Restaurant
1LL	4,691	Andrew Gause Martial Arts
2	1,508	Pizza Boli's
3A	1,520	Steak N' Things
3B	1,498	Golden Nails
4-4LL	6,870	Monro Muffler Brake, Inc.
5-6	6,767	Advance Auto Parts
7	1,050	Vacant
8	1,025	D & S Floor Coverings
9	2,499	Chloez Cafe
10	1,164	Chloez Cafe
11A	834	Fairfax Station Barber Shop
11B	819	Navy Federal Credit Union
12	1,651	Peking Chef
13	1,026	Sun Splash
14-15	3,370	Shapes Salon & Day Spa
16	37,147	Gold's Gym
20A	1,272	Kidcreate Studio
20B	1,800	Bella Ballerina
21	2,476	Hoyos & Pinto Dentistry
22	1,187	Simply Upholstery
23	1,224	Regal Cleaners
24	921	Mom's Pet Grooming
24A	825	29th Parallel Coffee
25	3,254	United States Post Office
26	3,992	La Tolteca Mexican Restaurant
Office Space		
A,I	1,339	Bella Ballerina
B,E	1,115	VP Electric
C	1,179	Spirit Wellness
D-1	975	State Farm
D-2	898	Spirit Wellness
G	454	Progress Rehabilitation Network
H	2,298	Progress Rehabilitation Network
J	1,584	Coming available
Total GLA 102,483		