

# TURNPIKE SHOPPING CENTER Fairfax, VA 22031



**PROJECT FACTS**  
**GLA: 103,250 SF**

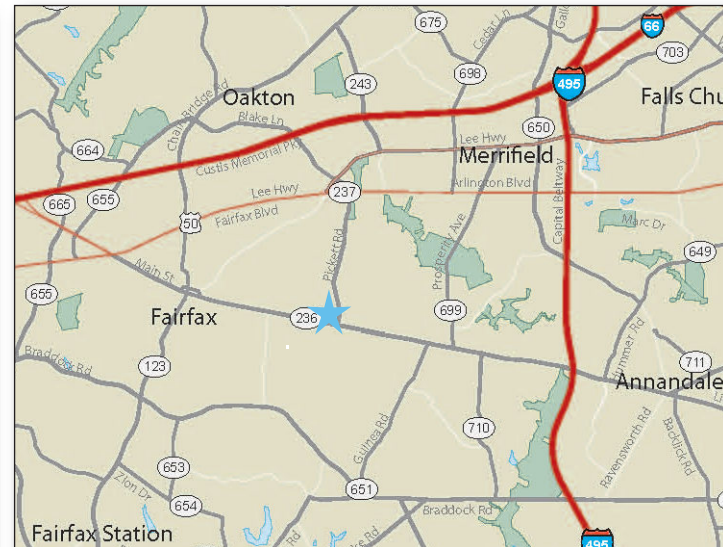
- ▶ Center is located in the affluent City of Fairfax where the HH median income is \$118,492 (Census Bureau 2021)
- ▶ Upgraded access with traffic signal from Pickett Road
- ▶ 42,000 vehicles drive by the center daily

**FEATURED TENANTS**  
 Ross Dress for Less, PetSmart, Dollar Tree

**2024 DEMOGRAPHICS**

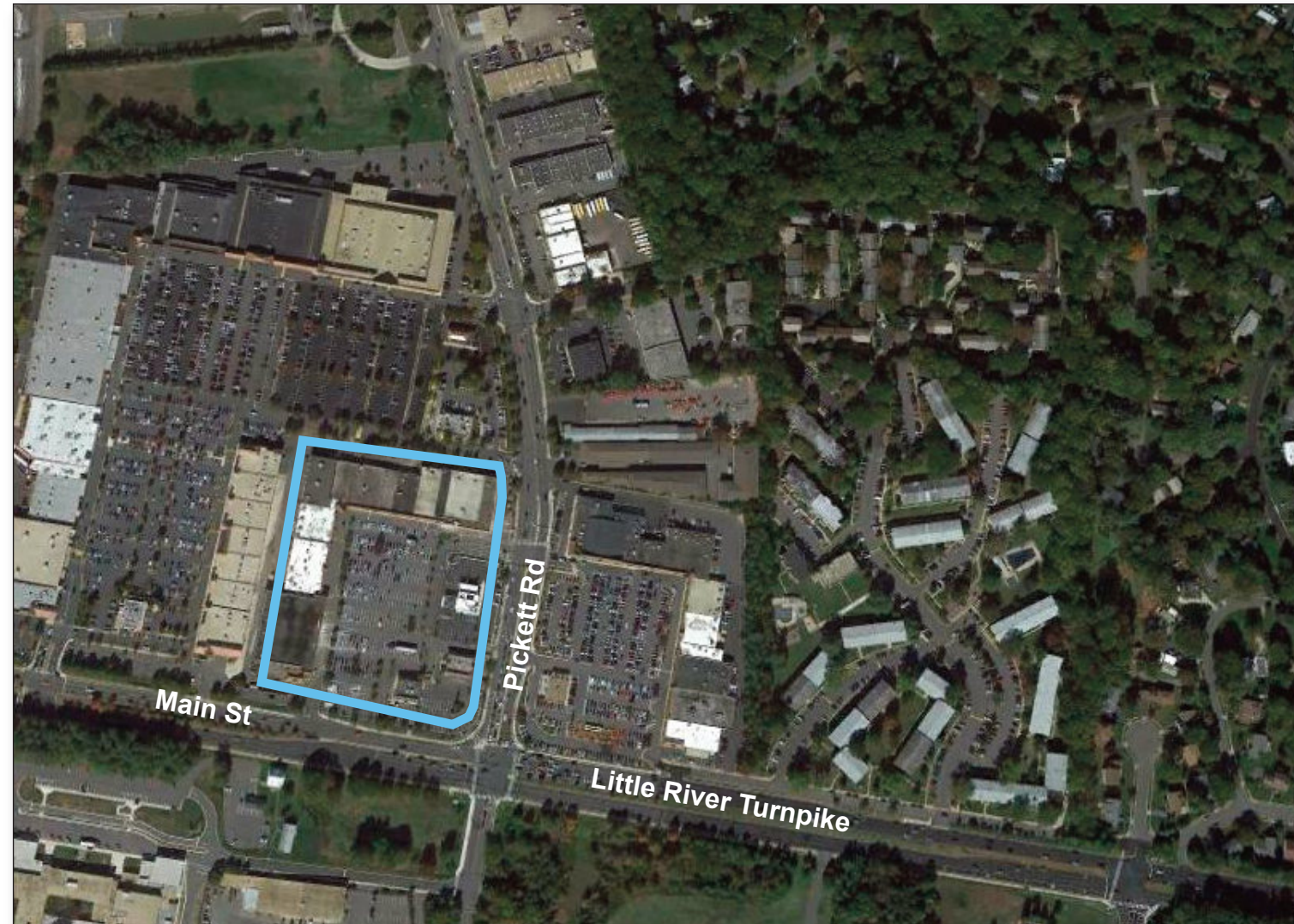
	Population	Avg HH Income	Households
1 mile	11,009	\$217,173	3,994
3 mile	128,133	\$214,980	42,993
5 mile	326,695	\$207,650	112,591

2024 ESRI



**LOCATION**  
 Main Street & Pickett Road - Fairfax, VA

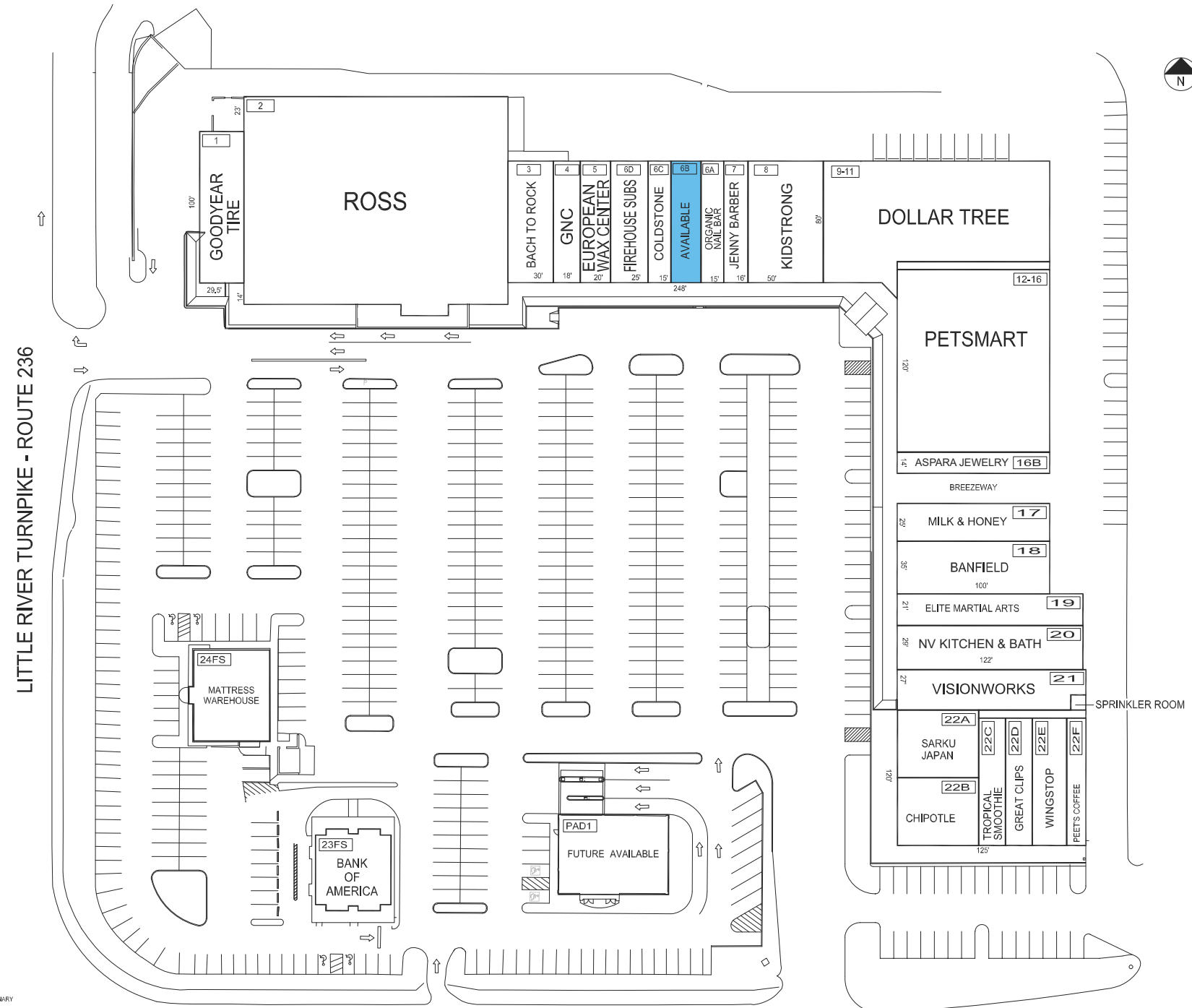
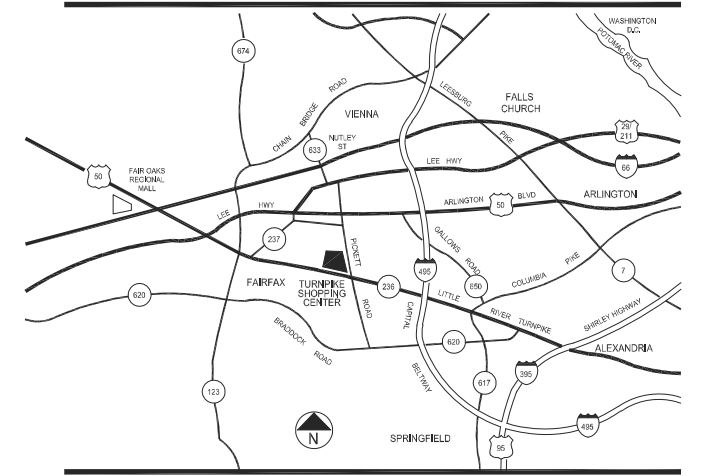
**LEASING CONTACT**  
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# TURNPIKE SHOPPING CENTER

FAIRFAX CITY, VIRGINIA



PICKETT ROAD - ROUTE 655

## LEASING PLAN

### TENANT ROSTER

1	GOODYEAR TIRE	3,000 SF	17	MILK & HONEY	2,500 SF
2	ROSS	24,125 SF	18	BANFIELD	3,500 SF
3	BACH TO ROCK	2,400 SF	19	ELITE MARTIAL ARTS	2,528 SF
4	GNC	1,440 SF	20	NV KITCHEN & BATH	3,565 SF
5	EUROPEAN WAX CENTER	1,600 SF	21	VISIONWORKS	3,100 SF
6A	ORGANIC NAIL BAR	1,200 SF	22A	SARKU JAPAN	2,200 SF
6B	AVAILABLE	1,600 SF	22B	CHIPOTLE	2,200 SF
6C	COLDSTONE CREAMERY	1,176 SF	22C	TROPICAL SMOOTHIE CAFE	1,400 SF
6D	FIREHOUSE SUBS	2,000 SF	22D	GREAT CLIPS	1,205 SF
7	JENNY BARBER	1,280 SF	22E	WINGSTOP	2,119 SF
8	KIDSTRONG	4,000 SF	22F	PEET'S COFFEE	1,800 SF
9-11	DOLLAR TREE	10,609 SF	23FS	BANK OF AMERICA	2,500 SF
12-16	PETS MART	11,997 SF	24FS	MATTRESS WAREHOUSE	3,000 SF
16B	ASPARA JEWELRY	1,400 SF			
PAD1	FUTURE AVAILABLE	3,846 SF			

PARKING PROVIDED =  
 PARKING REQUIRED =  
 GLA AS PER RENT ROLL = 103,255 SF  
 ZONED = C-2  
 REV. DATE = JUL 2024

## TURNPIKE SHOPPING CENTER

LITTLE RIVER TURNPIKE, ROUTE 236  
 & PICKETT ROAD, ROUTE 655  
 FAIRFAX CITY, VIRGINIA 22031



COMBINED PROPERTIES INCORPORATED

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THE SHOPPING CENTER LAYOUT SHOWN IS PRELIMINARY AND SUBJECT TO MODIFICATION AND REVISION. NO REPRESENTATION IS MADE AS TO OCCUPANCY. TYPES OF BUSINESS OR TENANT SHOWN ON SAME, THIS DRAWING IS ALSO SUBJECT TO CHANGE. REVIEW AND APPROVAL OF ALL GOVERNMENTAL AUTHORITIES. ADDITIONAL BUILDINGS OR STRUCTURES MAY BE BUILT OR ADDED AND EXISTING BUILDINGS OR STRUCTURES MAY BE REMOVED, DELETED OR OTHERWISE MODIFIED AND THE LANDSCAPING AND PARKING LAYOUT IS SUBJECT TO CHANGE.

20' 40' 100'  
 APPROX. SCALE