



**COLDWELL BANKER**  
**COMMERCIAL**  
ELITE



# FULLY EQUIPPED DENTAL CONDO IN THE HEART OF FAIRFAX FOR SALE

9673 Main Street, Unit C & D, Fairfax, Virginia 22031

Price:	\$795,000
Square Footage:	1,855 SF
Building Class:	A



9763 Main Street, Units C & D, Fairfax, VA offers a **turn-key, fully equipped dental practice** located on the **ground floor** with strong **Main Street visibility** in the heart of Fairfax City. The **±1,855 SF end-cap unit** has been **recently renovated** with **high-quality interior finishes** and **upgraded building systems**, including **new HVAC**, modern **LED lighting**, and updated mechanicals—allowing for a professional, comfortable, and efficient clinical environment from day one.

The practice is configured with **5 fully equipped operatories**, a dedicated **X-Ray area** featuring a **J. Morita Cone Beam/Panoramic system**, **phosphorous plate digital X-Ray**, and **three Zeiss surgical microscopes**. Supporting spaces include a welcoming **waiting lounge**, **reception**, **two ADA restrooms**, **three private offices** (with potential to convert into additional operatories), **breakroom**, and ample **storage**.

Positioned along the Main Street corridor, the location offers excellent access to **Route 236**, **Route 50**, and **Interstate 495**, and is just minutes from **Fairfax High School**, **George Mason University**, Fairfax government buildings, and nearby medical and retail amenities—driving both patient convenience and strong visibility.

This offering presents a rare opportunity for a dentist or group practice seeking a **modern, move-in-ready clinical facility** in a highly desirable Northern Virginia market.

KEY PROPERTY HIGHLIGHTS

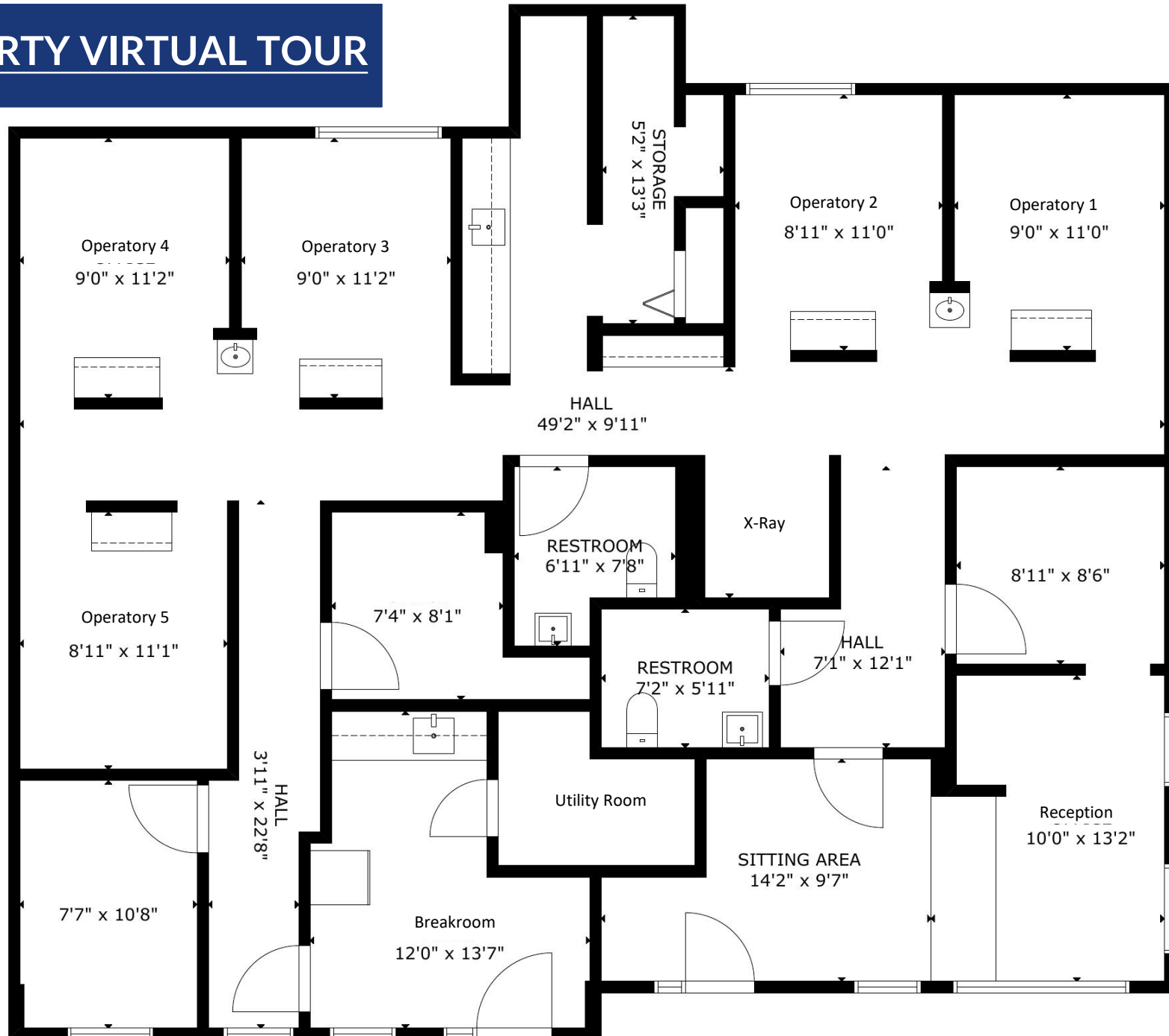
- **Size:** ±1,855 SF **ground-floor end-cap** with Main Street frontage
- **Recently Renovated** with **high-quality finishes & upgraded systems** (HVAC & lighting)
- **Turn-Key Dental Practice** – fully operational at closing
- **5 Fully Equipped Operatories** + potential expansion
- **Included Equipment:**
  - J. Morita Cone Beam / Panoramic X-Ray
  - Phosphorous Plate Digital X-Ray
  - (3) Zeiss Surgical Microscopes
- **Prime Fairfax City Location** near GMU, government center, major highways & amenities

PROPERTY DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2024 Population	123,399	311,989	1,190,869
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2024 Households	40,796	108,878	436,047
INCOME	3-MILE	5-MILE	10-MILE
2024 Avg. Household Income	\$204,270	\$199,983	\$196,771

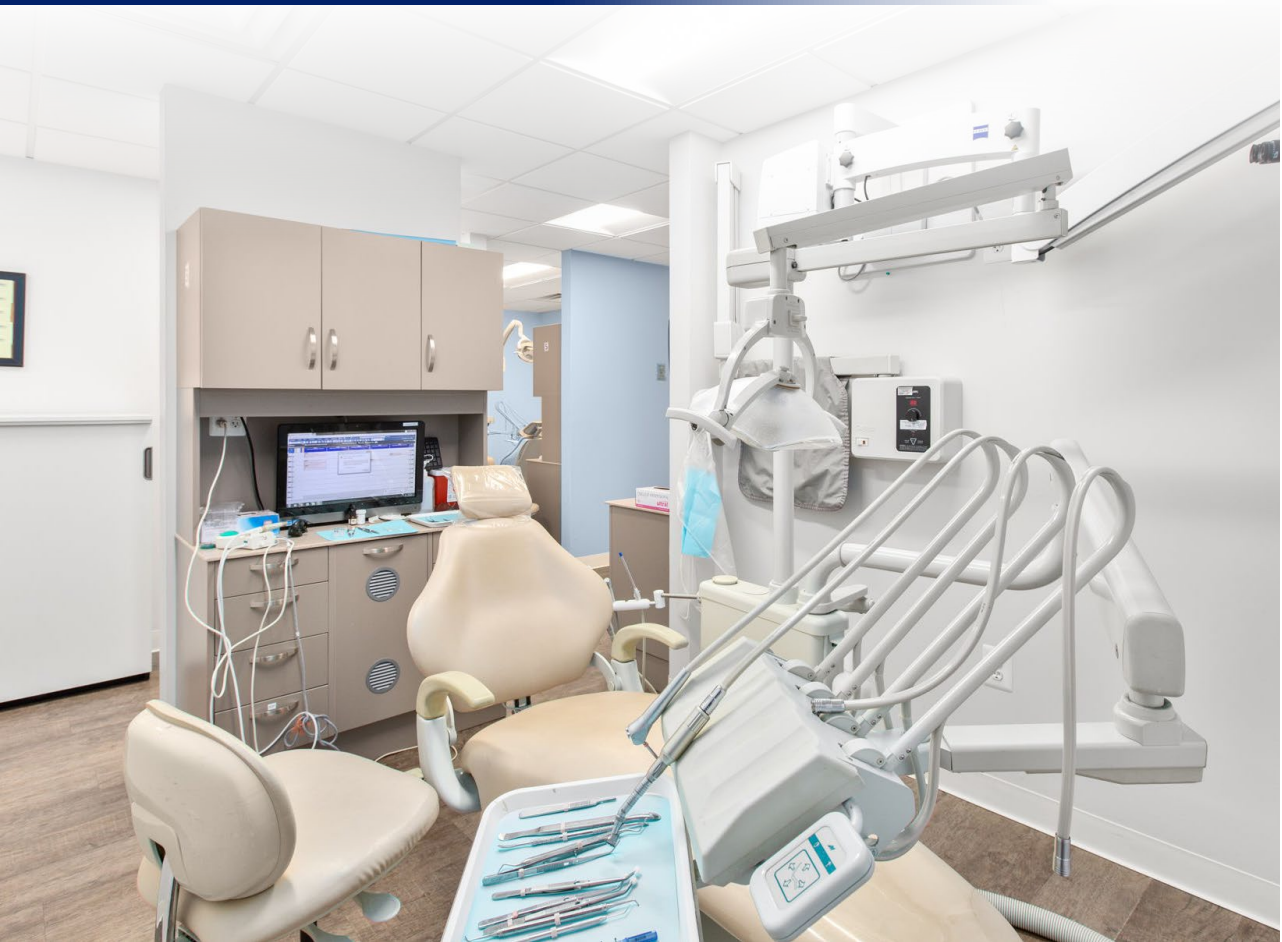


## PROPERTY VIRTUAL TOUR





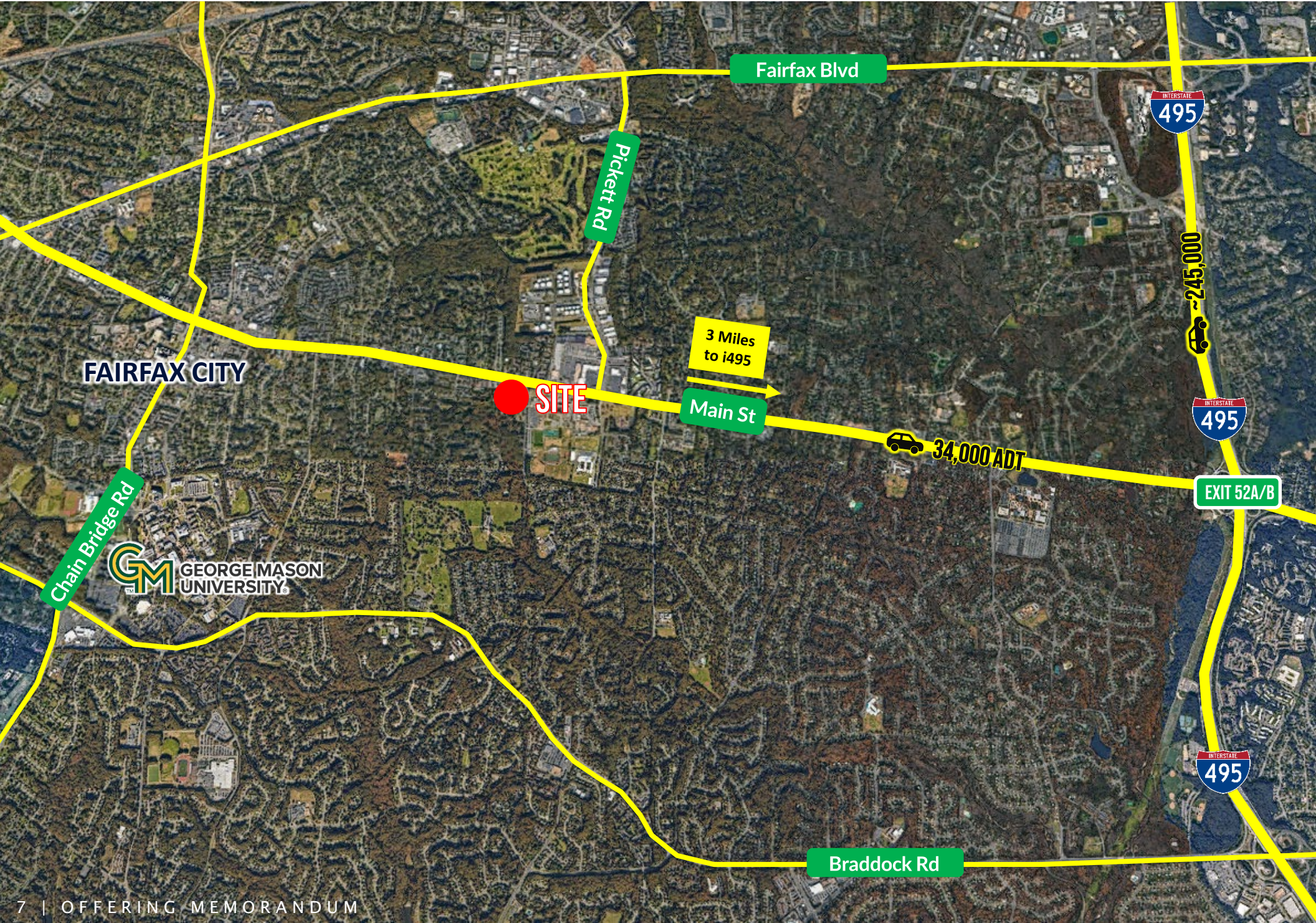














OFFERING MEMORANDUM

# FULLY EQUIPPED DENTAL CONDO IN THE HEART OF FAIRFAX

9673 MAIN STREET, UNIT C & D, FAIRFAX, VIRGINIA 22031

FOR MORE INFORMATION PLEASE CONTACT:



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