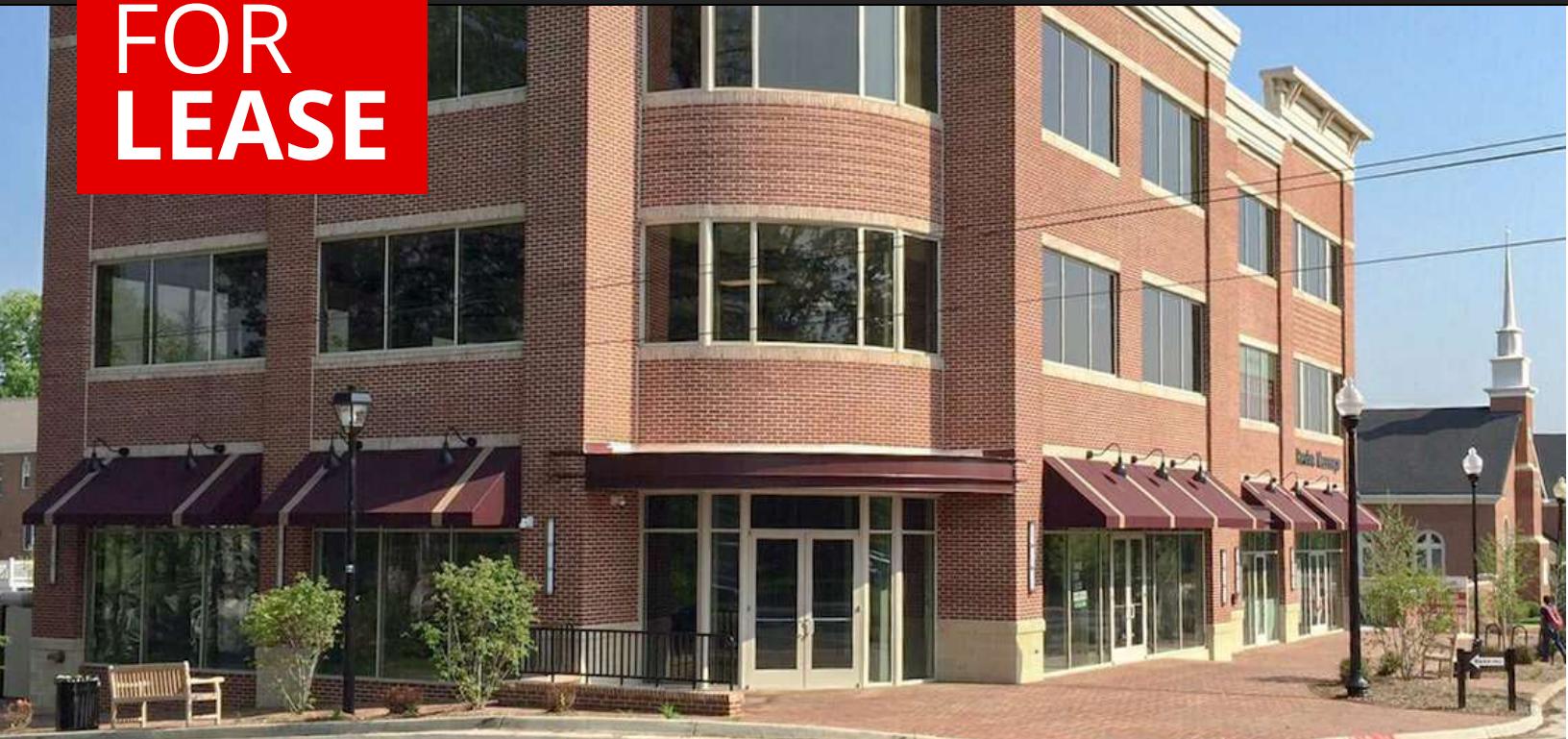


FOR LEASE



RETAIL SPACE AVAILABLE

Lease Rate:
\$25.00/SF NNN

PROPERTY OVERVIEW

1,269 SF of retail space available for lease in a prime Fairfax location. Enjoy excellent exposure along Route 123 with ample on-site parking. The property is walking distance to George Mason University and the Fairfax Courthouse, and close to various restaurants, retail, and services. Ideal for boutique retail, professional services, or non-vented food users.

DEMOGRAPHICS

0.25 MILES 0.5 MILES 1 MILE

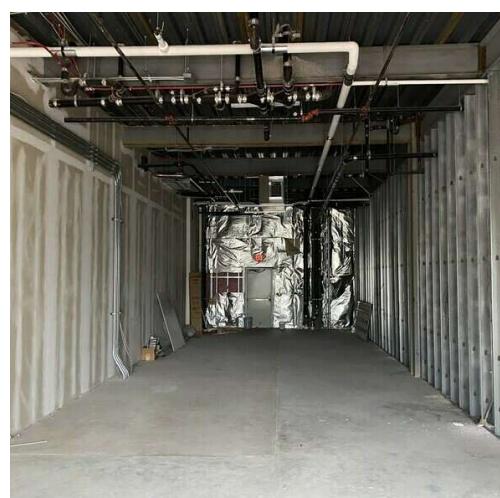
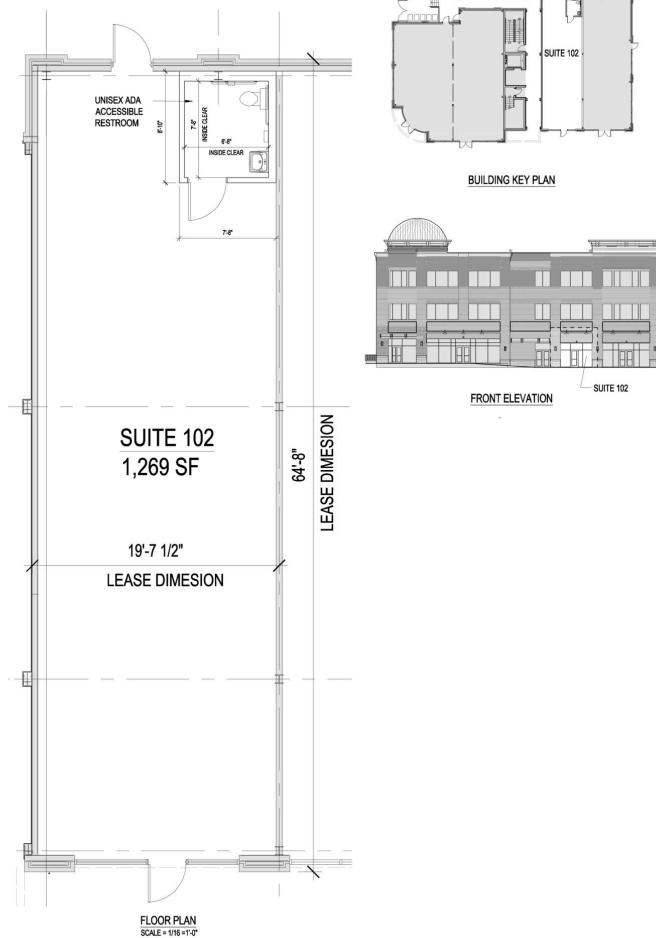
Households:	530	1,313	3,621
Population:	1,616	5,483	15,576
Avg HH Income:	\$144,139	\$140,956	\$142,685

PROPERTY HIGHLIGHTS

- **Available Space:** 1,269 SF (Retail)
- Great Exposure to Rt. 123
- Excellent space for Boutiques, Professional Services, or Non-Vented Food Vendors

FOR FURTHER INFORMATION, PLEASE CONTACT:
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