

Van Metre



UNIVERSITY MALL

FAIRFAX, VA

RENTAL SPACE AVAILABLE

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PROPERTY HIGHLIGHTS

- AVAILABILITY:**
- 1,286 SF courtyard food space coming soon.
 - 4,300 SF space facing Braddock Road available 7/1/25.

KEY VISIBILITY:
Major intersection of Braddock Rd. & Rt. 123.

CAPTIVE AUDIENCE:
Adjacent to George Mason University, the largest public research university in Virginia with approximately 40,000 students.

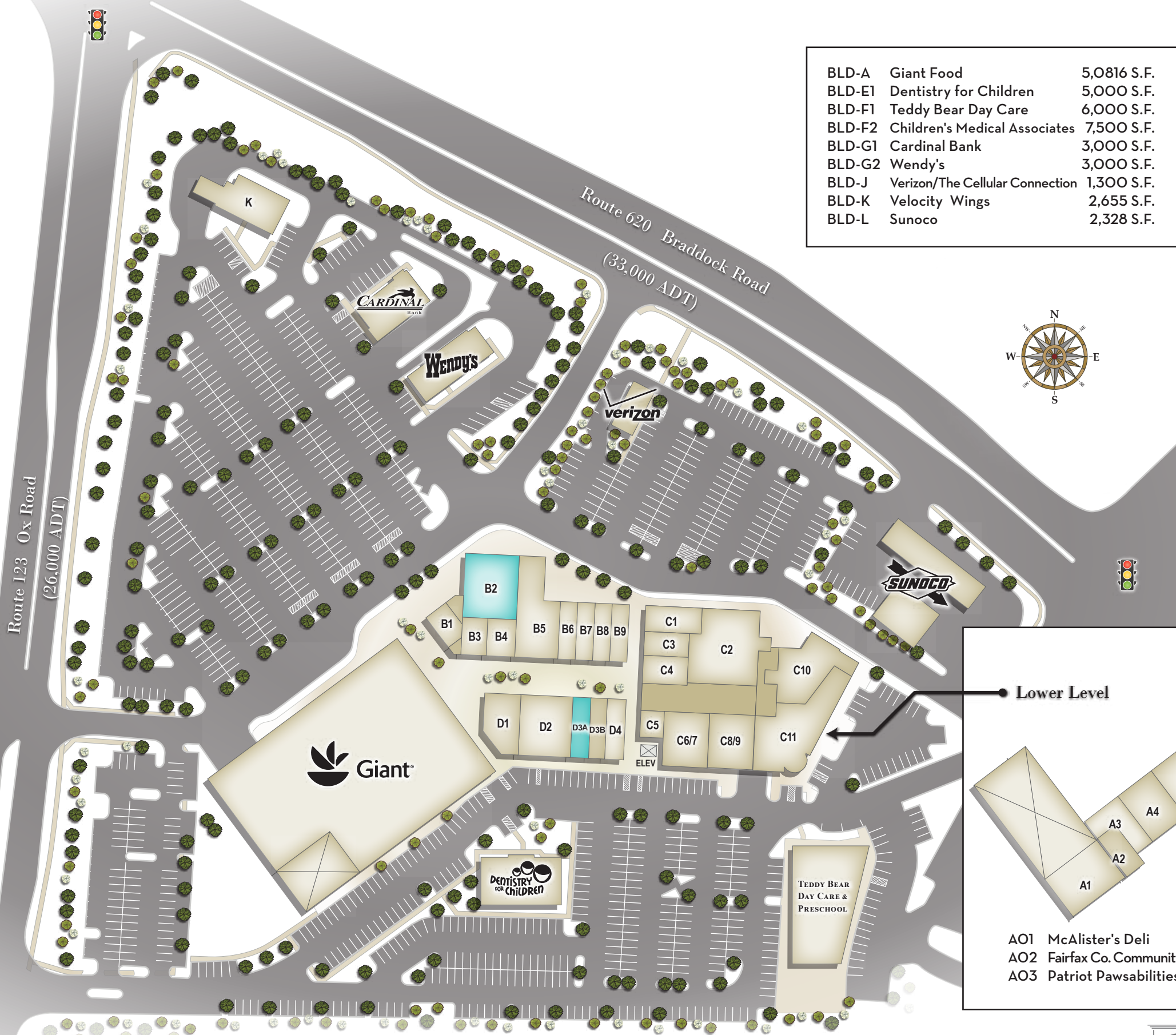
OUTSTANDING PERFORMANCE:
Placer.ai ranks University Mall in the top 97% of neighborhood shopping centers nationwide based on customer visits, with most individual chain tenants ranking in the top 90% of their respective chains.

	1 MILE	3 MILES	5 MILES
POPULATION 2024 Estimate	13,588	102,573	248,890
HOUSEHOLDS 2024 Estimate	2,619	33,747	86,856
2024 MEDIAN HOUSEHOLD INCOME	\$180,096	\$156,902	\$161,254
2023 VDOT AADT Rt. 123 Ox Rd. (28,000 ADT) Rt. 620 Braddock Rd. (36,300 ADT)			



FOR MORE INFORMATION PLEASE CONTACT: TY HAUSCH | THAUSCH@VANMETRECOMPANIES.COM | 703.272.2680

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BLD-A	Giant Food	5,0816 S.F.
BLD-E1	Dentistry for Children	5,000 S.F.
BLD-F1	Teddy Bear Day Care	6,000 S.F.
BLD-F2	Children's Medical Associates	7,500 S.F.
BLD-G1	Cardinal Bank	3,000 S.F.
BLD-G2	Wendy's	3,000 S.F.
BLD-J	Verizon/The Cellular Connection	1,300 S.F.
BLD-K	Velocity Wings	2,655 S.F.
BLD-L	Sunoco	2,328 S.F.

B01	Tropical Smoothie Café	980 S.F.
B02	McDonald's AVAILABLE 7/1/25	4,300 S.F.
B03	University Tailor Shop	880 S.F.
B04	Domino's Pizza	1,450 S.F.
B05	Samurai Japanese Steakhouse & Sushi Bar	5,400 S.F.
B06	Gathering Grounds Café	1,310 S.F.
B07	Dunkin' Donuts	1,310 S.F.
B08	Taco Bamba	1,310 S.F.
B09	The Halal Guys	1,310 S.F.
C01	Regency Cleaners	2,000 S.F.
C02	Bandito's Bar & Kitchen	6,000 S.F.
C03	Act II Salon	1,442 S.F.
C04	Bangkok Golden Thai Restaurant	1,650 S.F.
C05/6/7	Zap Grove	3,160 S.F.
C08/9	Tumbles	3,031 S.F.
C10	Orange Theory Fitness	3,250 S.F.
C11	Sola Salon Studios	6,015 S.F.
D01	The Amazing Comic Shop	2,300 S.F.
D02	The Black Belt Academy	3,930 S.F.
DO3A	AVAILABLE	1,286 S.F.
DO3B	Suit Up	1,286 S.F.
DO4	Dale P. Shewmaker, DDS	1,310 S.F.

