



**RETAIL PROPERTY FOR SALE**

**9780-9786 FAIRFAX BLVD**

FAIRFAX, VA 22031

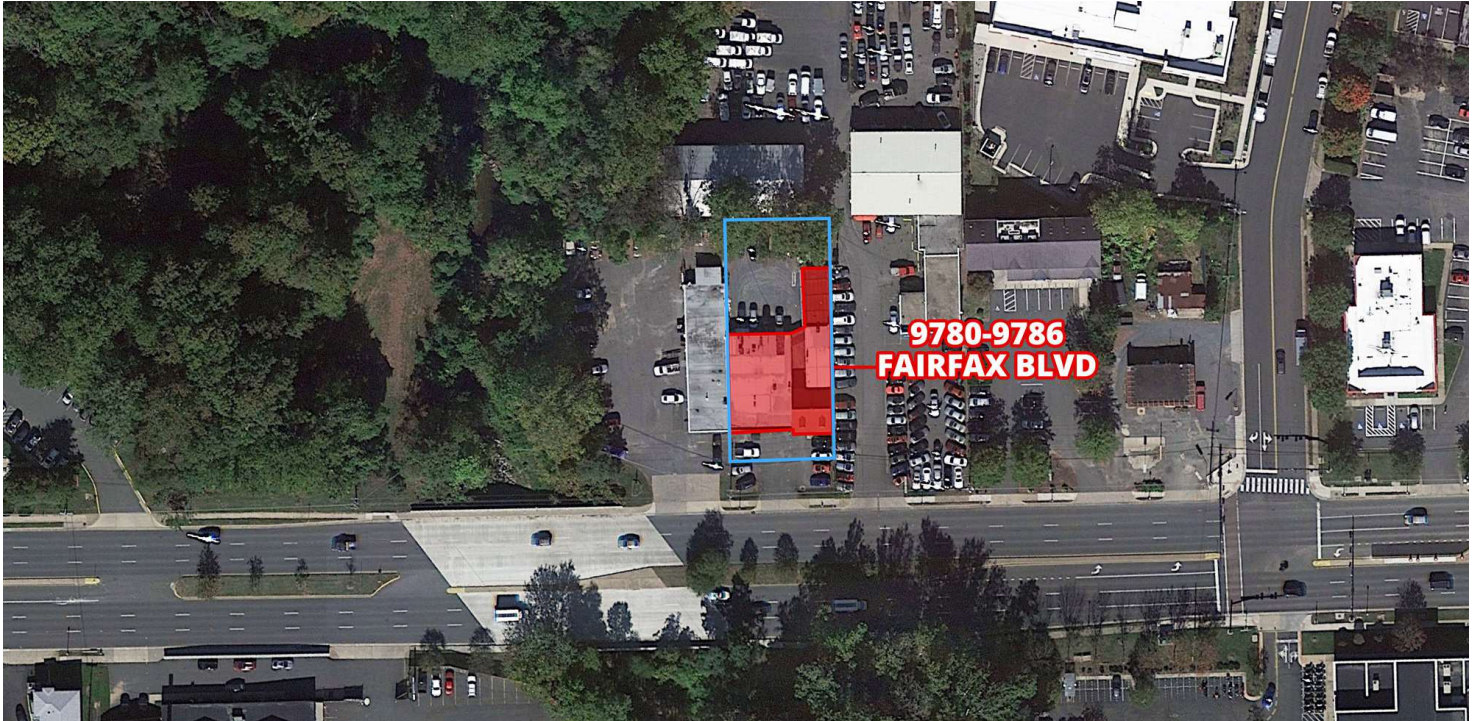


DIVARIS REAL ESTATE INC // 8150 LEESBURG PIKE, SUITE 501, TYSONS, VA 22182 // DIVARIS.COM

# 9780-9786 FAIRFAX BLVD

FAIRFAX, VA 22031

## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

This unique opportunity at 9780-9786 Fairfax Blvd offers +/- 7,208 SF of existing buildings on a .29 AC parcel of land, situated on busy Route 50 in the heart of Fairfax, VA. With excellent visibility and a constant flow of traffic, the property is currently home to a well-established veterinary clinic and features a rare, grandfathered kennel use. This prime location presents significant potential for continued commercial use or redevelopment, making it an attractive investment in a high-demand area.

### PROPERTY HIGHLIGHTS

- +/- 7,000 SF of existing buildings on a .29 AC parcel of land
- Prime location on highly trafficked Route 50 in the heart of Fairfax, VA
- Excellent visibility and constant traffic flow
- Home to a well-established veterinary clinic
- Rare, grandfathered kennel use
- Significant potential for continued commercial use or redevelopment
- Attractive investment opportunity in a high-demand area

### OFFERING SUMMARY

<b>Sale Price:</b>	Subject To Offer
<b>Lot Size:</b>	0.29 Acres
<b>Building Size:</b>	7,208 SF

### DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
<b>Total Households</b>	6,885	22,165	42,844
<b>Total Population</b>	18,557	61,108	123,033
<b>Average HH Income</b>	\$185,057	\$209,215	\$210,124

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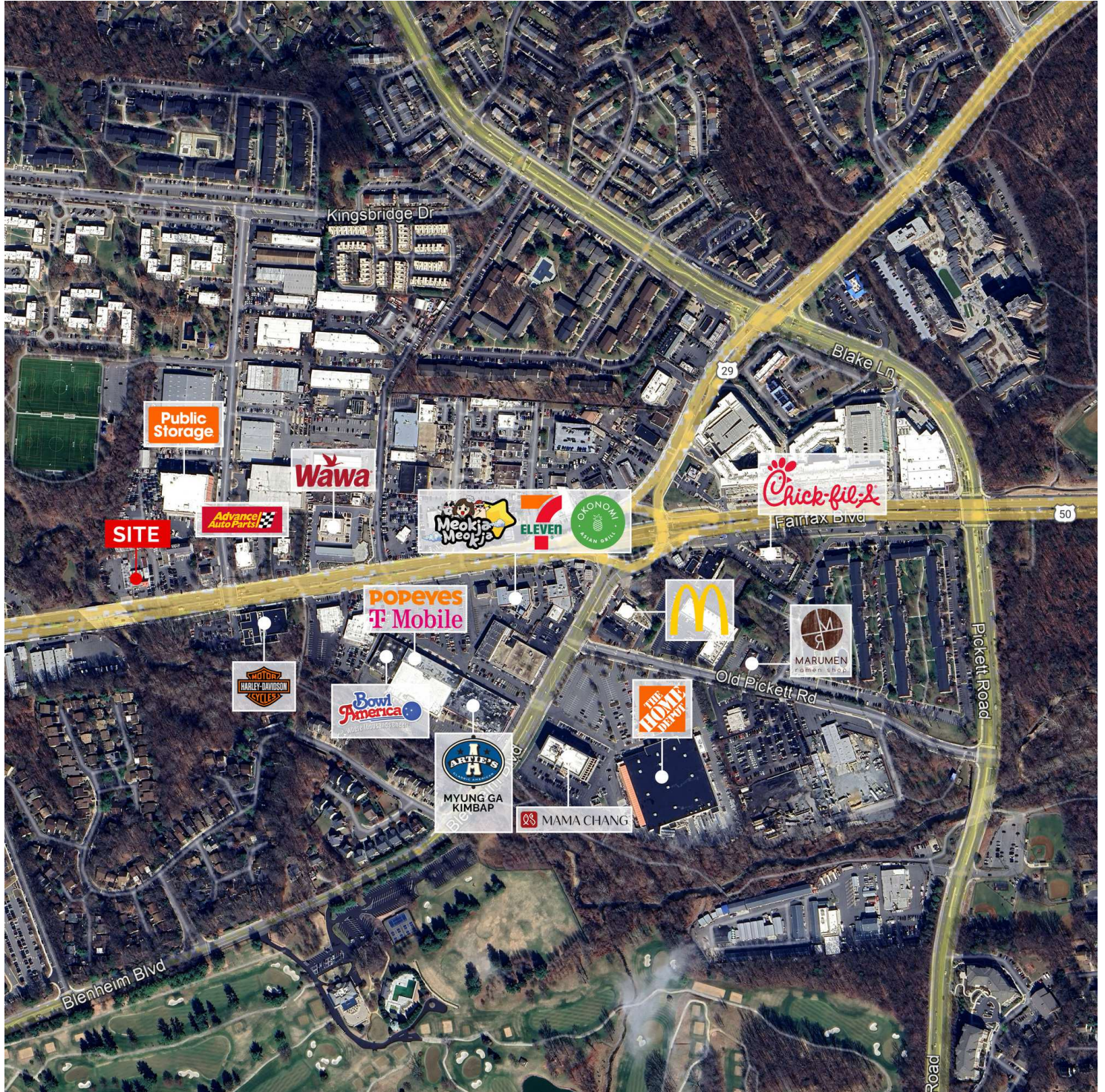
LOCAL AREA



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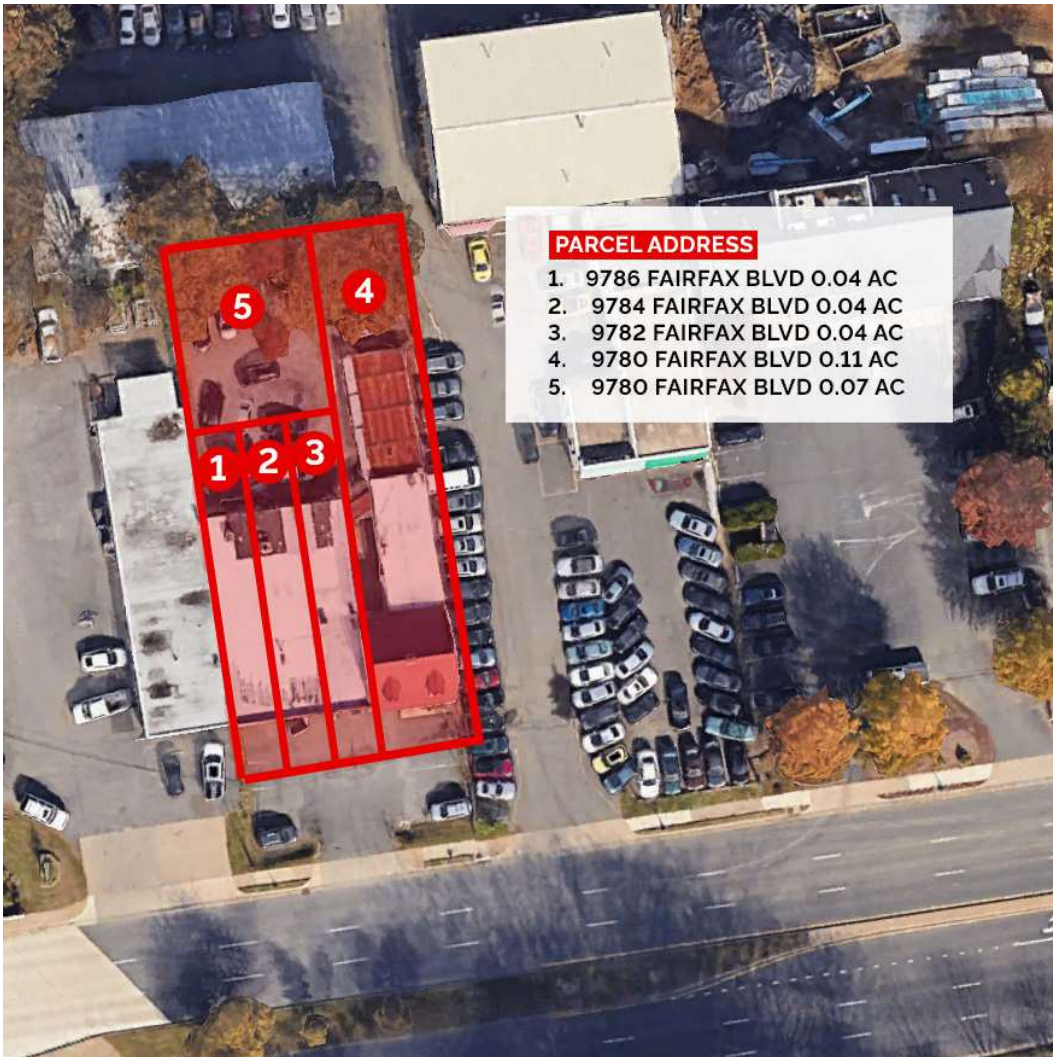
RETAILER MAP





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