



West Ox Road | Fairfax, VA

FOR SALE -
COMMERCIAL LOT

**BERKSHIRE
HATHAWAY**
HOMESERVICES

PENFED
REALTY

COMMERCIAL DIVISION

Exclusive Listing Broker:

JOHN SABO Associate Broker

THE COMMERCIAL TEAM

703.216.8222

John@CommercialAndLand.com

**In 2025, The Commercial Team
was ranked #1 in sales in the nation.**

Marketing information contained herein is deemed accurate but not guaranteed. All information should be confirmed and verified by the prospective Purchaser.

Neither the Seller nor BHHS PenFed Realty, LLC makes any warranty or representation to the validity or accuracy of the information provided herein.

PROPERTY DETAILS

RETAIL COMMERCIAL LOT

Lot Size: 26,137 SF or .60 acres

Zoning: C-8

Listing Price: \$1,250,000

Located in a transit node between
Reston and Fair Oaks surrounded by
residential with strong demographics

Permitted uses for a 27K SF commercial
parcel surrounded by residential homes:

- Contractor's office and shops
- Retail Sales Establishments
- Restaurant
- Office
- Business Service and Supply

DEMOGRAPHICS

FACTS & FIGURES

POPULATION **50,796**

2023 ESTIMATE

MEDIAN AGE **35.8**

REFLECTING A RELATIVELY YOUNG, WORKING-AGE POPULATION

MEDIAN HOUSEHOLD INCOME **\$141,418**

HIGH-INCOME HOUSEHOLDS **40.5%**

ROUGHLY 40.5% OF HOUSEHOLDS IN THE 20171 AREA EARN MORE THAN \$200,000 ANNUALLY.

EDUCATIONAL ATTAINMENT **50.3%**

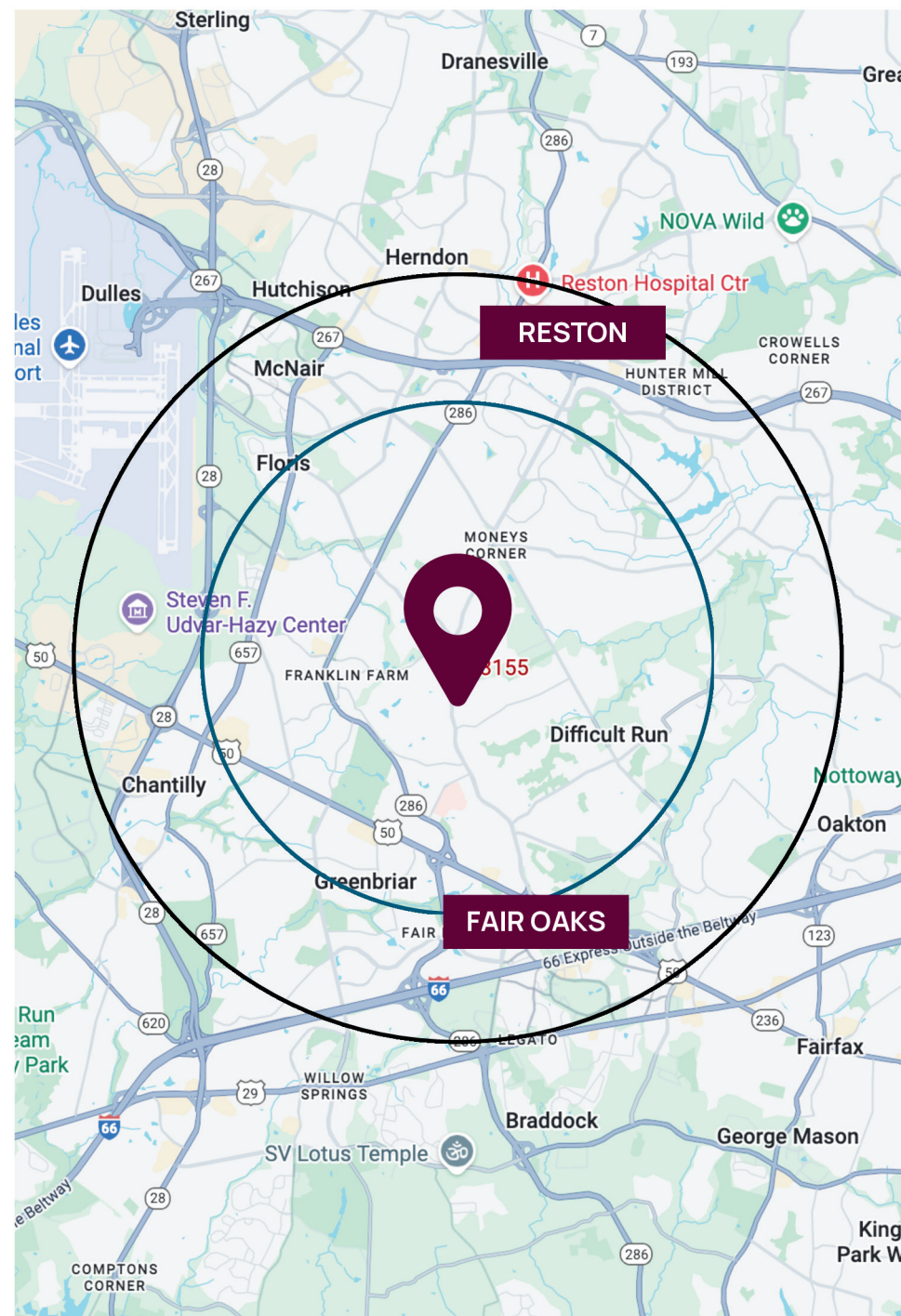
HIGHLY EDUCATED, WITH 50.3% OF RESIDENTS HOLDING A BACHELOR'S DEGREE OR HIGHER AND 38% HOLDING A POST-GRADUATE DEGREE.

SCHOOLS

ELEMENTARY **CROSSFIELD ELEMENTARY SCHOOL**

MIDDLE **CARSON MIDDLE SCHOOL**

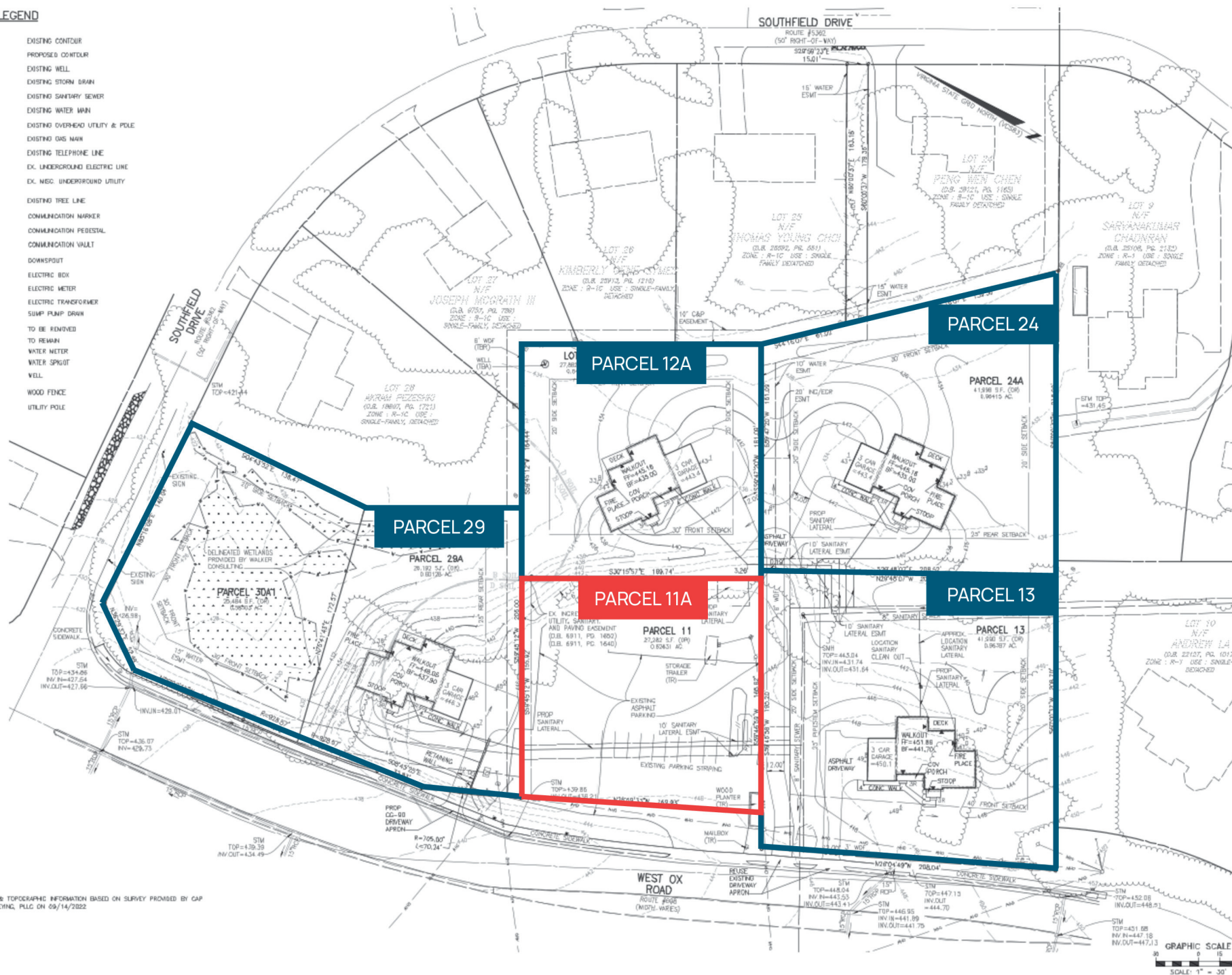
HIGH **OAKTON HIGH SCHOOL**



OPTIONAL COMMERCIAL ELEVATIONS



	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING WELL
	EXISTING STORM DRAIN
	EXISTING SANITARY SEWER
	EXISTING WATER MAIN
	EXISTING OVERHEAD UTILITY & POLE
	EXISTING GAS MAIN
	EXISTING TELEPHONE LINE
	EX. UNDERGROUND ELECTRIC LINE
	EX. MISC. UNDERGROUND UTILITY
	EXISTING TREE LINE
	COMMUNICATION MARKER
	COMMUNICATION PEDESTAL
	COMMUNICATION VAULT
	DOWNSPOUT
	ELECTRIC BOX
	ELECTRIC METER
	ELECTRIC TRANSFORMER
	SUMP PUMP DRAIN
	TO BE REMOVED
	TO REMAIN
	WATER METER
	WATER SPIGOT
	WELL
	WOOD FENCE
	UTILITY POLE

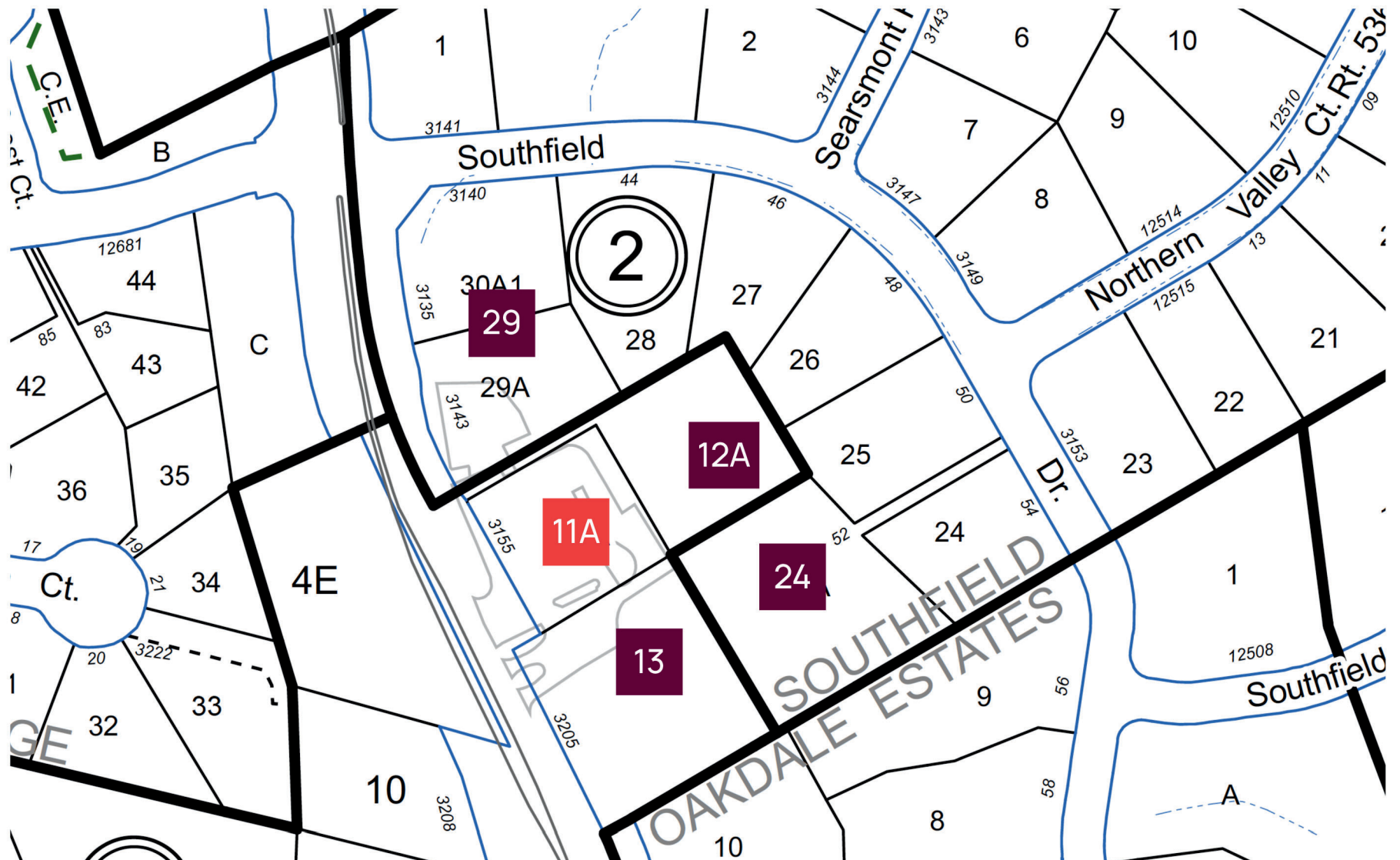


BOUNDARY & TOPOGRAPHIC INFORMATION BASED ON SURVEY PROVIDED BY CAP
LAND SURVEYING, PLLC ON 09/14/2022

GRAPHIC SCALE

SCALE: 1" = 30'

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COMMERCIAL DIVISION

Maximum Exposure | Respected Berkshire Hathaway Brand | Expansive Global Network | Experienced Team Approach

COMMERCIAL.PENFEDREALTY.COM



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