

Quick Facts

- Location:** Village Shops Drive, Fairfax, VA 22039
- Project Size:** 14,635± SF Parking 5.3 Spaces per 1000 SF
- Demographics:**

	1 Mile	3 Miles	5 Miles
Population:	9,135	78,717	199,182
Households:	3,020	26,145	69,424
Avg. HH Income:	\$169,146	\$159,963	\$143,741
- Traffic:** 7,500 VPD Silverbrook Rd.; 17,000 VPD Hoes Rd.
- Market Area:** Prestigious Fairfax Station neighborhood, off Silverbrook Road that caters to the daily needs of the surrounding affluent demographic.
- Co-Tenants:** BB&T Bank, Pizza Hut, EXXON
- Seeking:** Daily uses, including food, nails, wine shop neighborhood bistro
- Available:** 1,014 SF 1,313 SF 1,333 SF End Cap

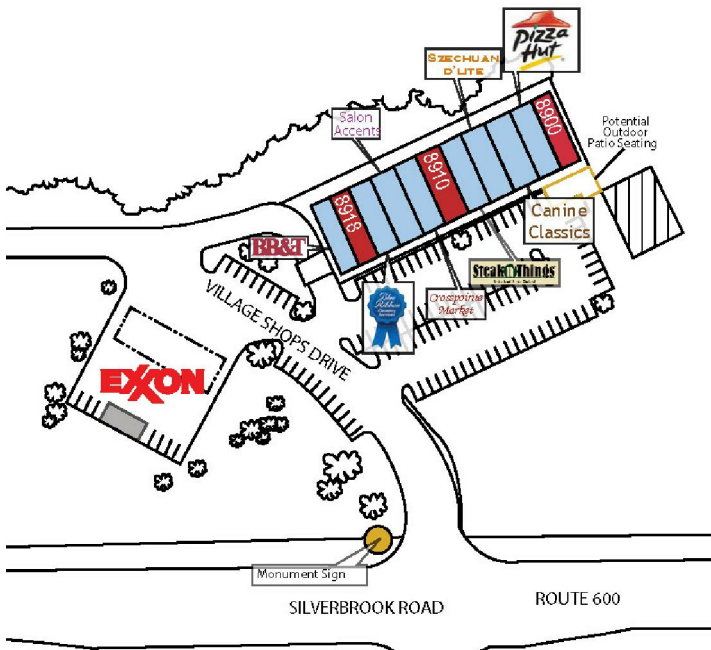
CONTACT

Larry Herbst

571.765.4419 Direct 716.864.2387 Cell
LHERBST@RENAUDCONSULTING.NET

J. Duggan Hirt

571.765.4432 Direct 703.328.6482 Cell
DHIRT@RENAUDCONSULTING.NET



UNIT	TENANT	SF
8920	BB&T Bank	2,028
8918	Available	1,014
8916	Golden Opportunity	1,019
8615	Salon Accents	1,076
8912	Crosspointe Market	1,825
8910	Available	1,313
8908	Steak N Things	957
8906	Szechuan D'Lite	1,350
8904	Canine Classics	1,360
8902	Pizza Hut	1,360
8900	Available	1,333
		14,635