

TURNPIKE SHOPPING CENTER

Fairfax, VA 22031



PROJECT FACTS

GLA: 103,250 SF

- ▶ Center is located in the affluent City of Fairfax where the HH median income is \$118,492 (Census Bureau 2021)
- ▶ Upgraded access with traffic signal from Pickett Road
- ▶ 42,000 vehicles drive by the center daily

FEATURED TENANTS

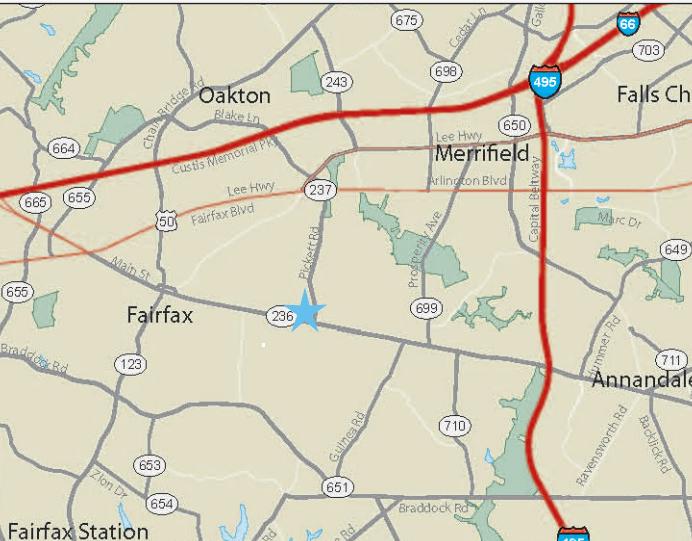
Ross Dress for Less, PetSmart, Dollar Tree

2025 DEMOGRAPHICS

Population | Avg HH Income | Households

1 mile	11,137	\$195,564	4,044
3 mile	129,569	\$198,078	43,472
5 mile	329.096	\$197,249	113,359

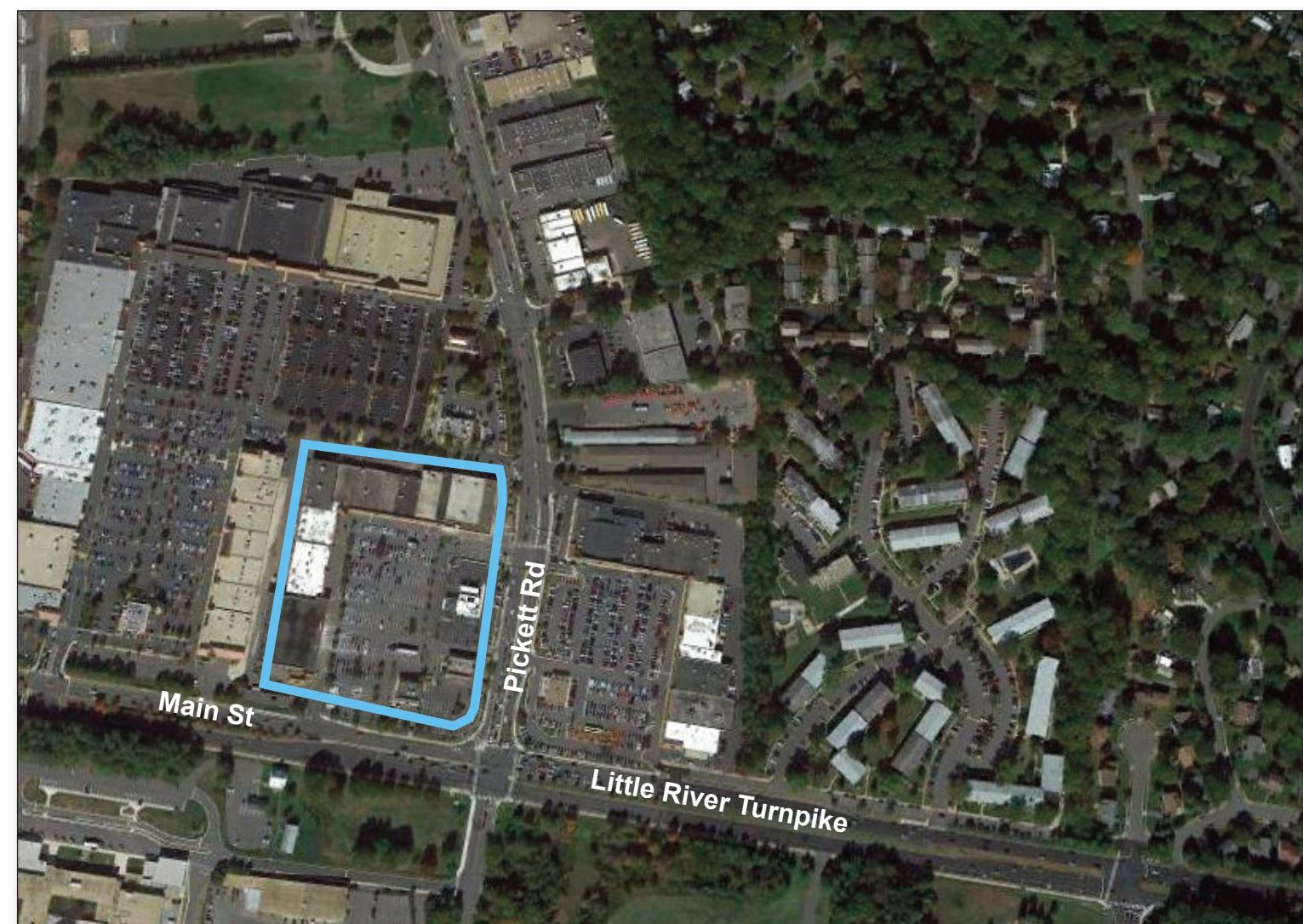
2025 ESRI



LOCATION

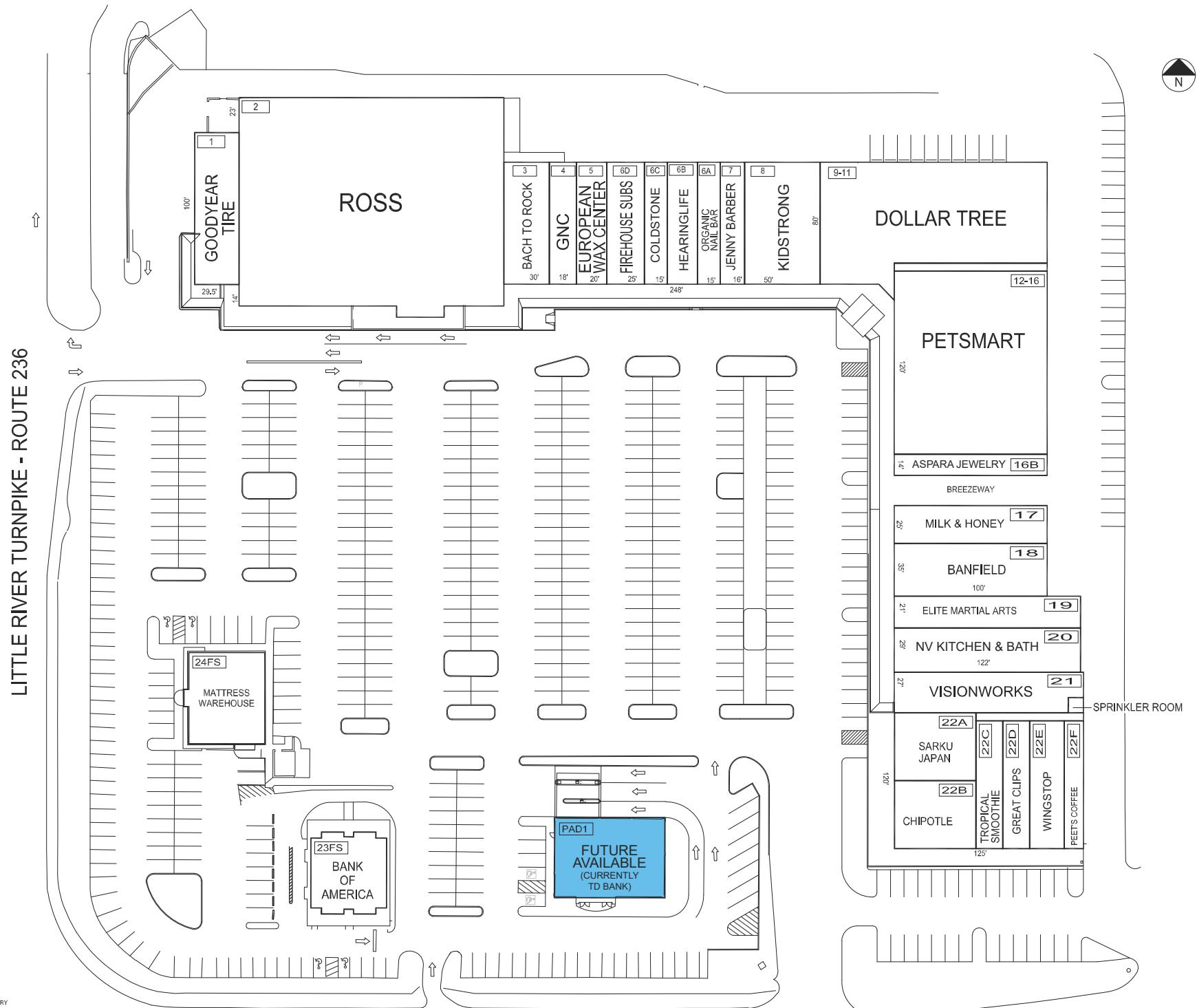
LEASING CONTACT

202 736 2827 | AndrewIszard@combinedbiz.com



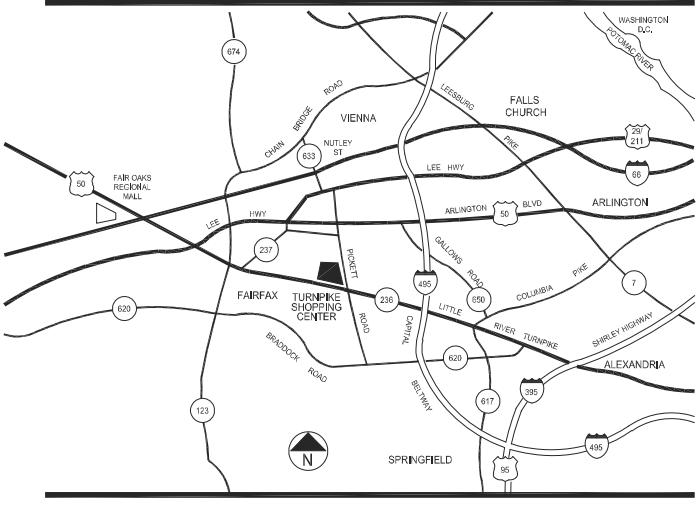
TURNPIKE SHOPPING CENTER

FAIRFAX CITY, VIRGINIA



THE SHOPPING CENTER LAYOUT SHOWN IS PRELIMINARY AND SUBJECT TO MODIFICATION AND REVISION. NO REPRESENTATION IS MADE AS TO OCCUPANCY, TYPES OF BUSINESS OR TENANT SHOWN ON SAME. THIS DRAWING IS ALSO SUBJECT TO CHANGE, REVIEW AND APPROVAL OF ALL GOVERNMENTAL AUTHORITIES. ADDITIONAL BUILDINGS OR STRUCTURES MAY BE BUILT OR ADDED AND EXISTING BUILDINGS OR STRUCTURES MAY BE REMOVED, DELETED OR OTHERWISE MODIFIED AND THE LANDSCAPING AND PARKING LAYOUT IS SUBJECT TO CHANGE.

APPROX. SCALE



TENANT ROSTER

1	GOODYEAR TIRE	3,000 SF
2	ROSS	24,125 SF
3	BACH TO ROCK	2,400 SF
4	GNC	1,440 SF
5	EUROPEAN WAX CENTER	1,600 SF
6A	ORGANIC NAIL BAR	1,200 SF
6B	HEARINGLIFE	1,600 SF
6C	COLDSTONE CREAMERY	1,176 SF
6D	FIREHOUSE SUBS	2,000 SF
7	JENNY BARBER	1,280 SF
8	KIDSTRONG	4,000 SF
9-11	DOLLAR TREE	10,609 SF
12-16	PETSMART	11,997 SF
16B	ASPARA JEWELRY	1,400 SF
PAD1 FUTURE AVAIL (TD BANK) 3,848 SF		
17	MILK & HONEY	2,500 SF
18	BANFIELD	3,500 SF
19	ELITE MARTIAL ARTS	2,528 SF
20	NV KITCHEN & BATH	3,565 SF
21	VISIONWORKS	3,100 SF
22A	SARKU JAPAN	2,200 SF
22B	CHIPOTLE	2,200 SF
22C	TROPICAL SMOOTHIE CAFE	1,400 SF
22D	GREAT CLIPS	1,205 SF
22E	WINGSTOP	2,119 SF
22F	PEET'S COFFEE	1,800 SF
23FS	BANK OF AMERICA	2,500 SF
24FS	MATTRESS WAREHOUSE	3,000 SF

PARKING PROVIDED =
PARKING REQUIRED =
GLA AS PER RENT ROLL = 103,255 SF
ZONED = C-2
REV. DATE = NOV 2025

TURNPIKE SHOPPING CENTER

LITTLE RIVER TURNPIKE, ROUTE 236
& PICKETT ROAD, ROUTE 655
FAIRFAX CITY, VIRGINIA 22031



COMBINED PROPERTIES INCORPORATED

7315 Wisconsin Ave
Suite 1000 West
Bethesda, MD 20814
(202) 293-4500
FAX (202) 833-3013