



The Ridgewood by Windsor

Fairfax, VA

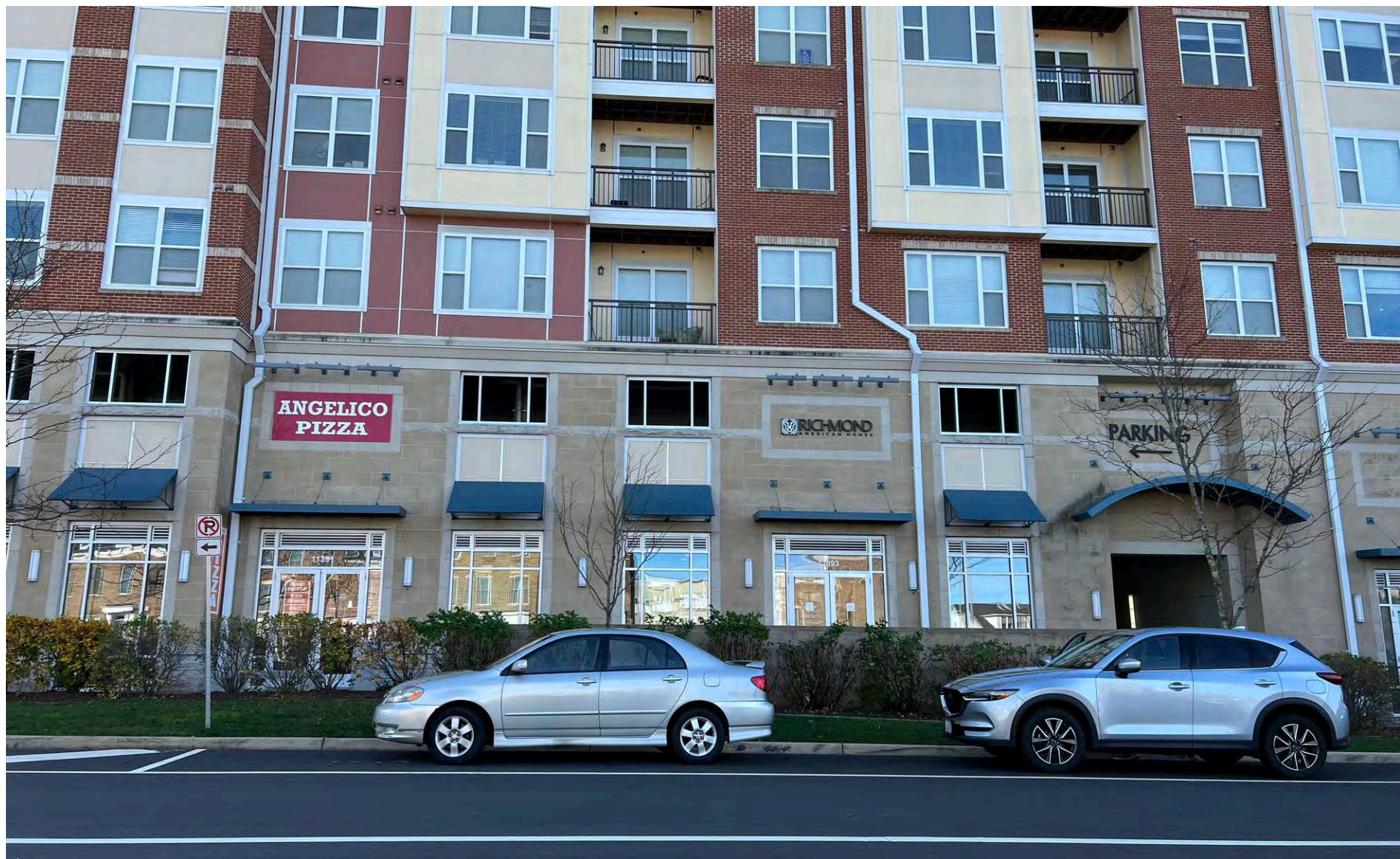
2,663 - 2,849 SF available

RAPPAPORT
CULTIVATING PLACES®

Fairfax

Virginia

- 20,412 SF of retail located in a 483 unit apartment community
- Dense residential surrounding with a population of 97,935 within 3 miles of the site
- Within a 5 minute drive to Wegmans on Monument Drive
- Accessible to Route 29 (Lee Highway) and Route 66
- Close location to Main Street Fairfax creates a steady flow of daytime and evening traffic



2025 Demographics

	1 mi.	3 mi.	5 mi.
Population	21,106	97,935	261,088
Daytime Population	13,993	64,430	98,847
Household Income	\$151,286	\$136,174,861	\$197,394
Traffic Counts	39,000 on Route 29		

Area Retailers

CAVA

ANGELICO la pizzeria

Walmart

dRock salon The Art of Hair

PF CHANG'S CHINA BISTRO

@ pure barre



Fairfax Town Center

SAFeway  HC HAIR CUTTERY  FIVE GUYS BURGERS and FRIES

TJ-maxx  Panera BREAD  REGAL

Fair Oaks Mall

The Cheesecake Factory  H&M JCPenney

DICK'S SPORTING GOODS  macy's VICTORIA'S SECRET

Shops at Fairfax

DOLLAR TREE  99 RANCH MARKET

petco  Panera BREAD DUCK DONUTS

Fair Lakes Promenade

BARNES & NOBLE BOOKSELLERS  OLD NAVY

HOME SENSE  NORDSTROM rack California TORTILLA

Fairfax Corner

bluemercury  corepower YOGA

CINEMARK  P.F. CHANG'S

REI  UNCLE JULIO'S MEXICAN from Scratch

COSTCO WHOLESALE

The Ridgewood By Windsor

Kamp Washington

CAVA  CHIPOTLE MEXICAN GRILL  PGA TOUR SUPERSTORE

Fairfax Centre

LIDL  Walmart+  edible arrangements

PAUL VI REDEVELOPMENT

18-ACRE USE DEVELOPMENT
130 TOWNHOMES, 180-UNIT CONDO

ROUTE 66 140,000 VPD

LEE JACKSON MEMORIAL HIGHWAY

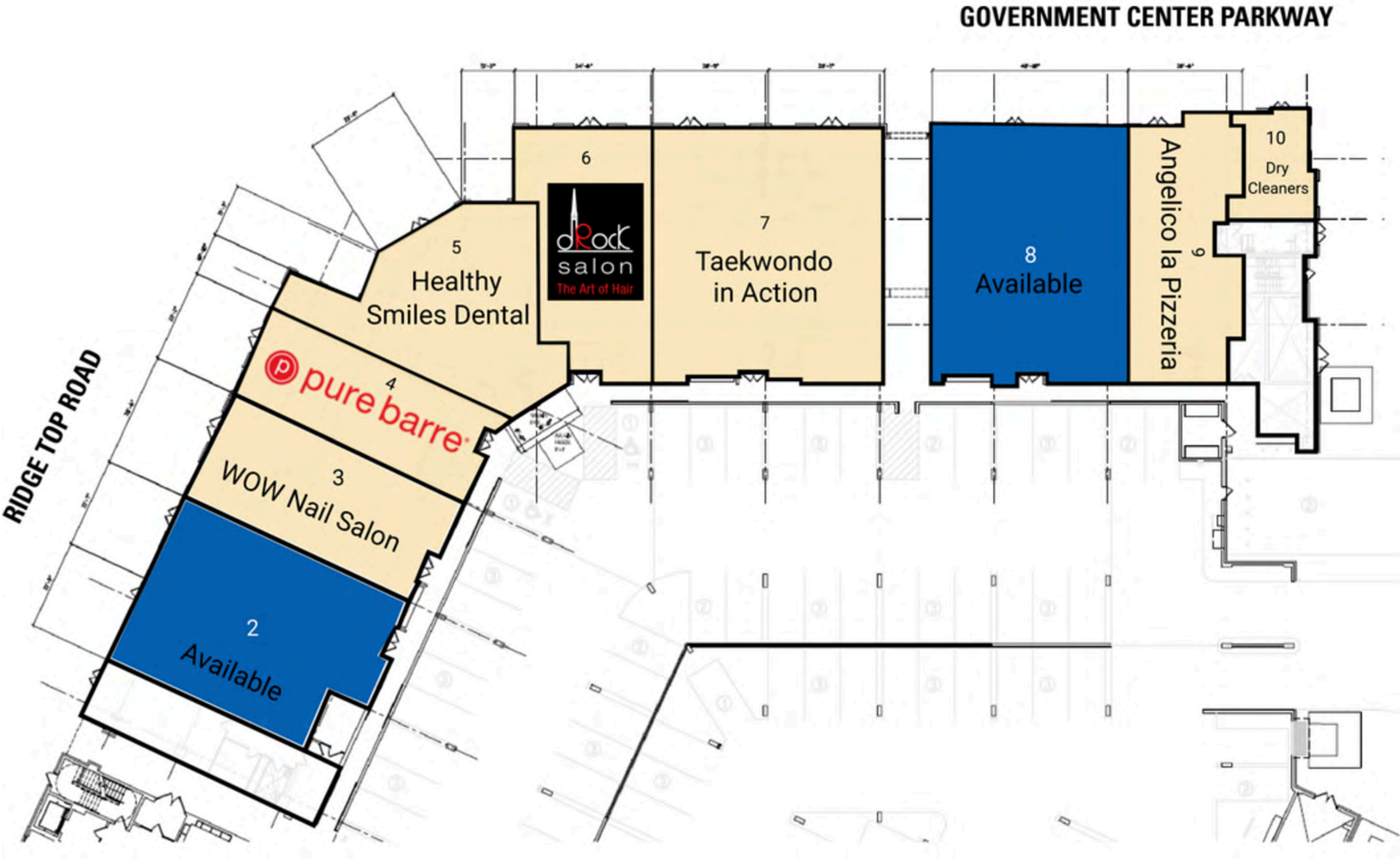
ROUTE 29 39,000 VPD

Site Plan

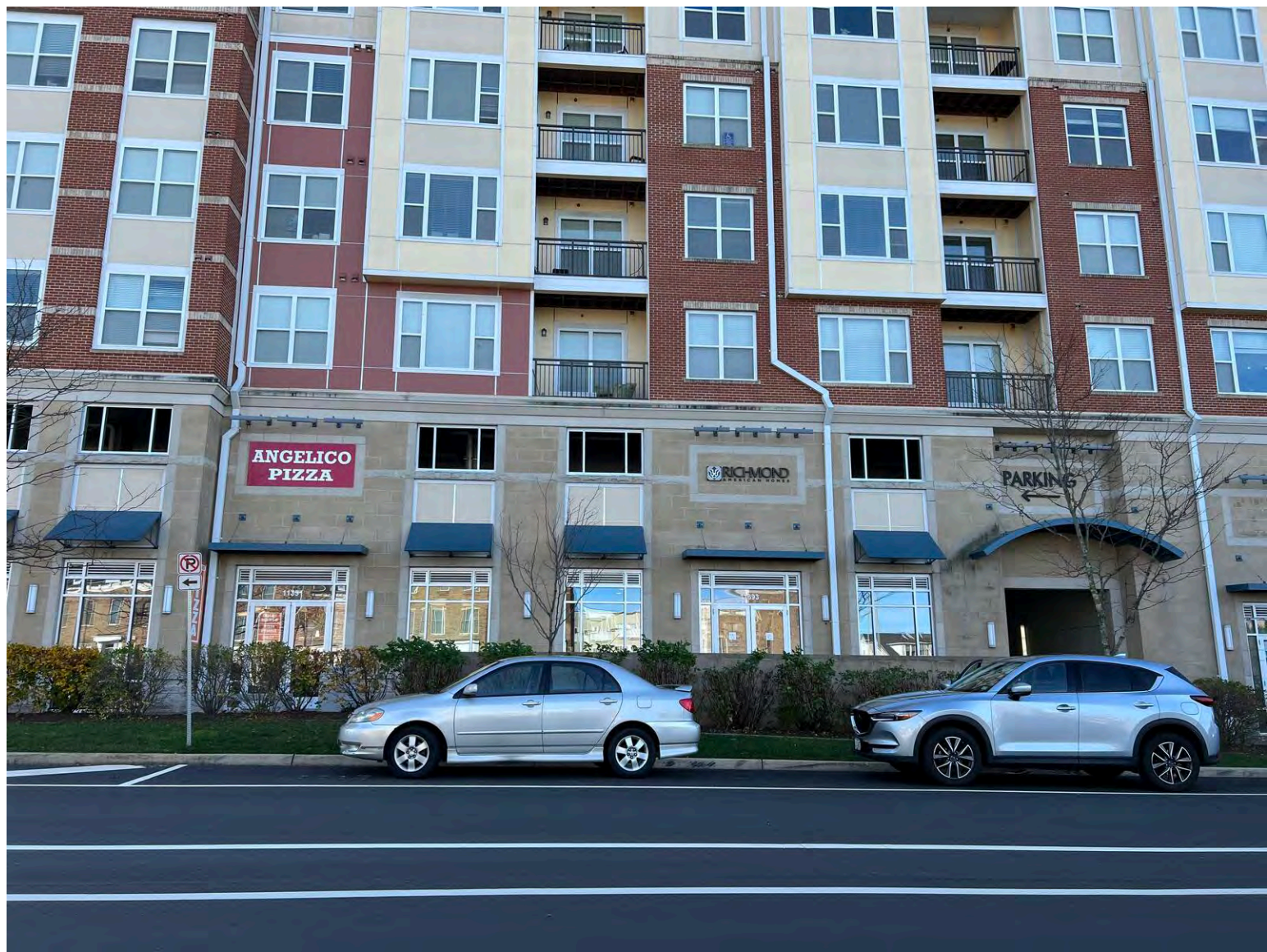
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Space #	Sq. Ft.	Tenant
2	2,663	Available
3	1,778	WOW Nail Salon
4	1,479	Pure Barre
5	2,287	Healthy Smiles Dental
6	1,808	D Rock Salon
7	3,373	Taekwondo in Action
8	2,849	Available
9	1,817	Angelico la Pizzeria
10	883	Dry Cleaners

● Space Available



The Property



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