

# 10641 FAIRFAX BOULEVARD

10641 Fairfax Boulevard, Fairfax, VA 22030  
Fairfax County



## NEARBY RETAILERS



Panera  
BREAD  
CHASE

petco



Ned's  
Lobster Rolls & Super Beef

## RETAIL FOR LEASE OR SALE

- Former United Bank branch location.
- Two story free-standing bank building with drive-thru, roughly 4,650 SF on each floor.
- Building sits at a fully lit intersection along Fairfax Blvd with over 27k ADT.
- Site is adjacent to the now complete Paul VI redevelopment called Boulevard VI with 273 residential units and 44,000 SF of commercial space.
- Site is located in between two grocery anchored shopping centers; Point 50 (Amazon Fresh, Compass Coffee, Andy's Pizza, Big Buns) and Shops at Fairfax (99 Ranch Market, Petco, Panera, Chase Bank).

LEASED BY:

klnb

Billy Kelly  
bkelly@klnb.com  
703-268-2706

Chase Stewart  
cstewart@klnb.com  
703-268-2732

8065 Leesburg Pike, Suite 700, Tysons, VA 22182  
klnb.com

# 10641 FAIRFAX BOULEVARD

10641 Fairfax Boulevard, Fairfax, VA 22030  
Fairfax County

MID-VIEW AERIAL



Billy Kelly  
bkelly@klnb.com  
703-268-2706

Chase Stewart  
cstewart@klnb.com  
703-268-7032

8065 Leesburg Pike, Suite 700  
Tysons, VA 22182  
klnb.com

klnb

# 10641 FAIRFAX BOULEVARD

10641 Fairfax Boulevard, Fairfax, VA 22030  
Fairfax County

CLOSE-UP AERIAL



TOWNS AT  
BOULEVARD VI

Billy Kelly  
bkelly@klnb.com  
703-268-2706

Chase Stewart  
cstewart@klnb.com  
703-268-7032

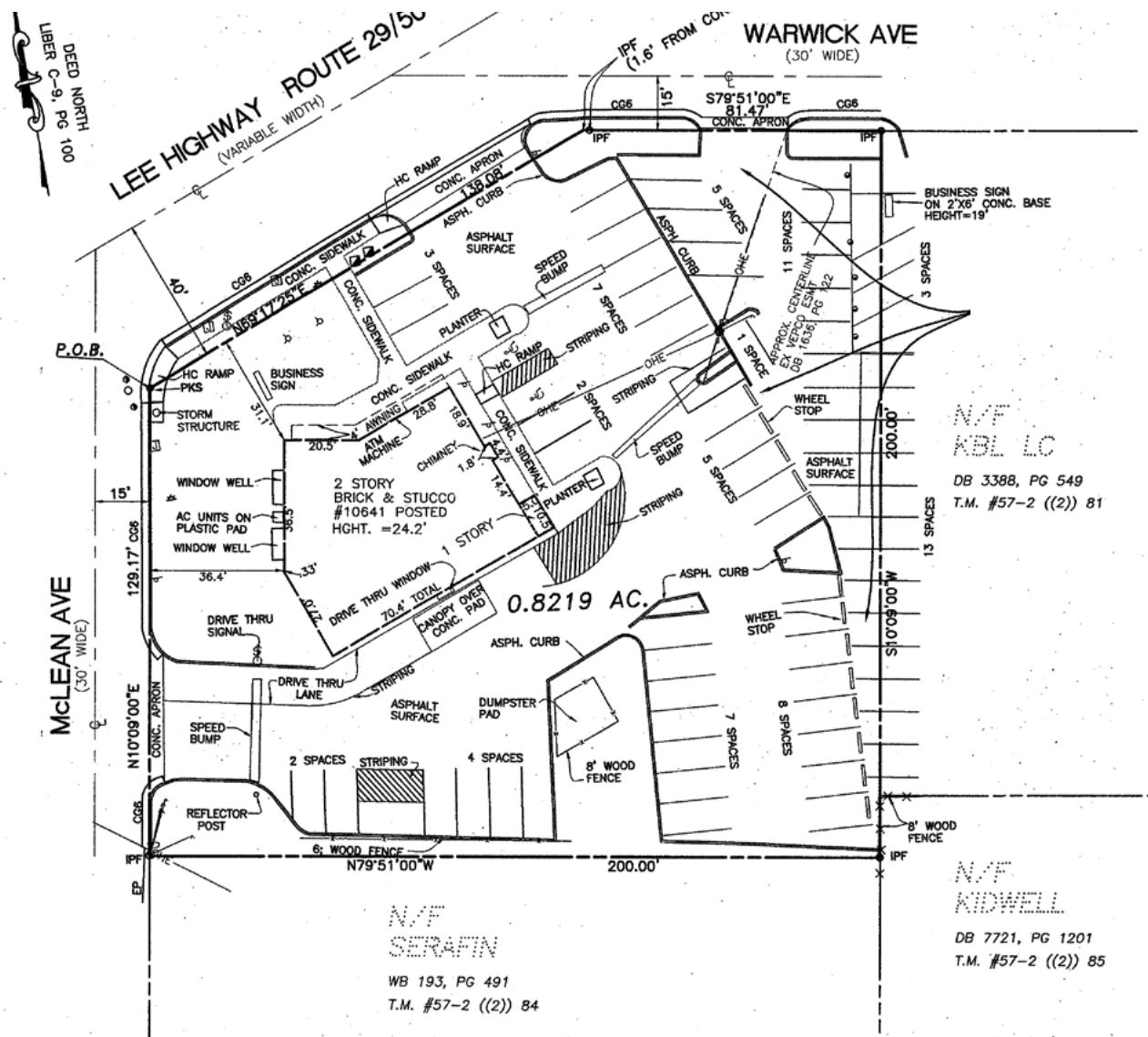
8065 Leesburg Pike, Suite 700  
Tysons, VA 22182  
klnb.com

klnb

# 10641 FAIRFAX BOULEVARD

10641 Fairfax Boulevard, Fairfax, VA 22030  
Fairfax County

# SITE PLAN



**Billy Kelly**  
bkelly@klnb.com  
703-268-2706

**Chase Stewart**  
cstewart@klnb.com  
703-268-7032

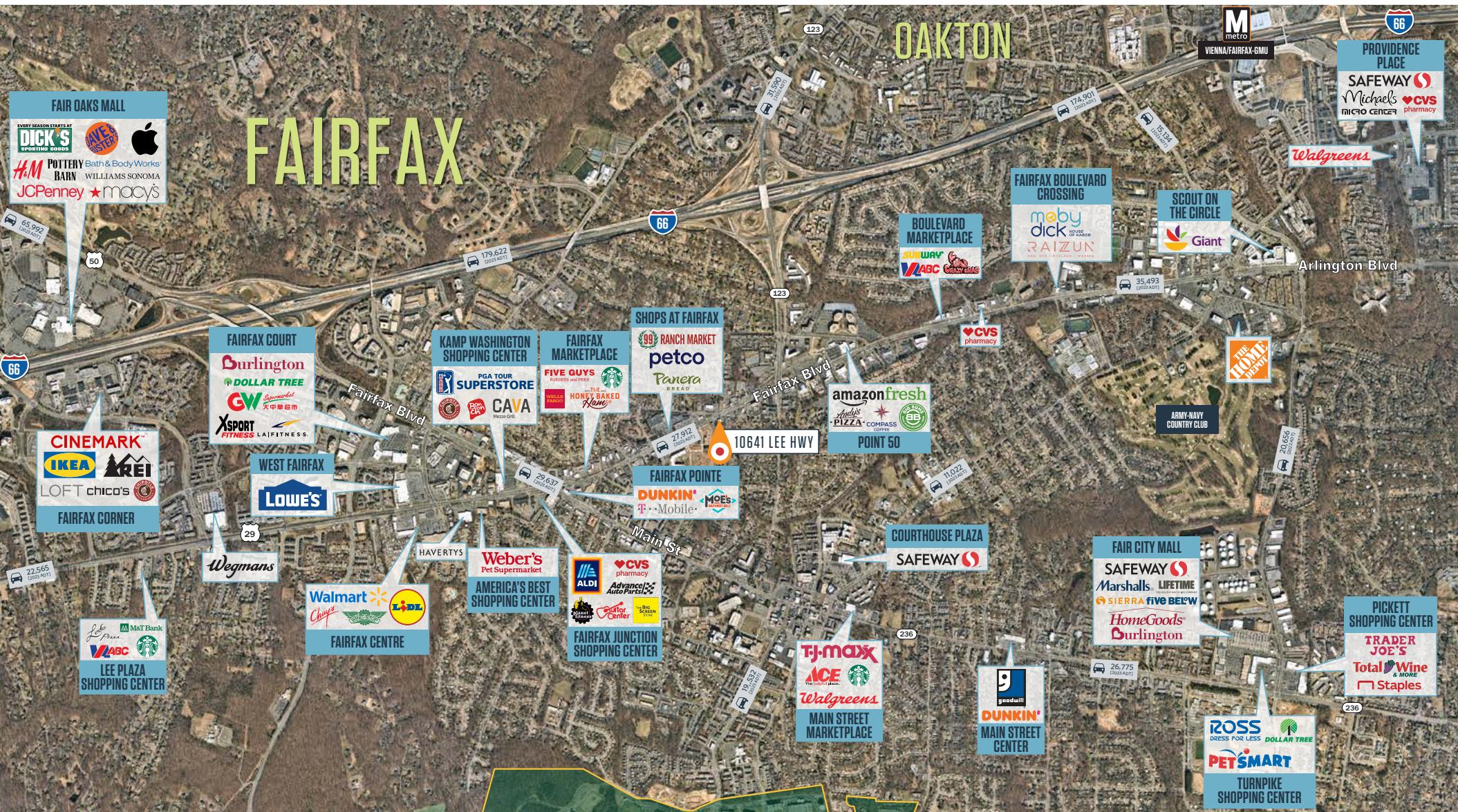
8065 Leesburg Pike, Suite 700  
Tysons, VA 22182  
[klnb.com](http://klnb.com)

klnb

# 10641 FAIRFAX BOULEVARD

10641 Fairfax Boulevard, Fairfax, VA 22030  
Fairfax County

# MARKET AERIAL



**Billy Kelly**  
bkelly@klnb.com  
703-268-2706

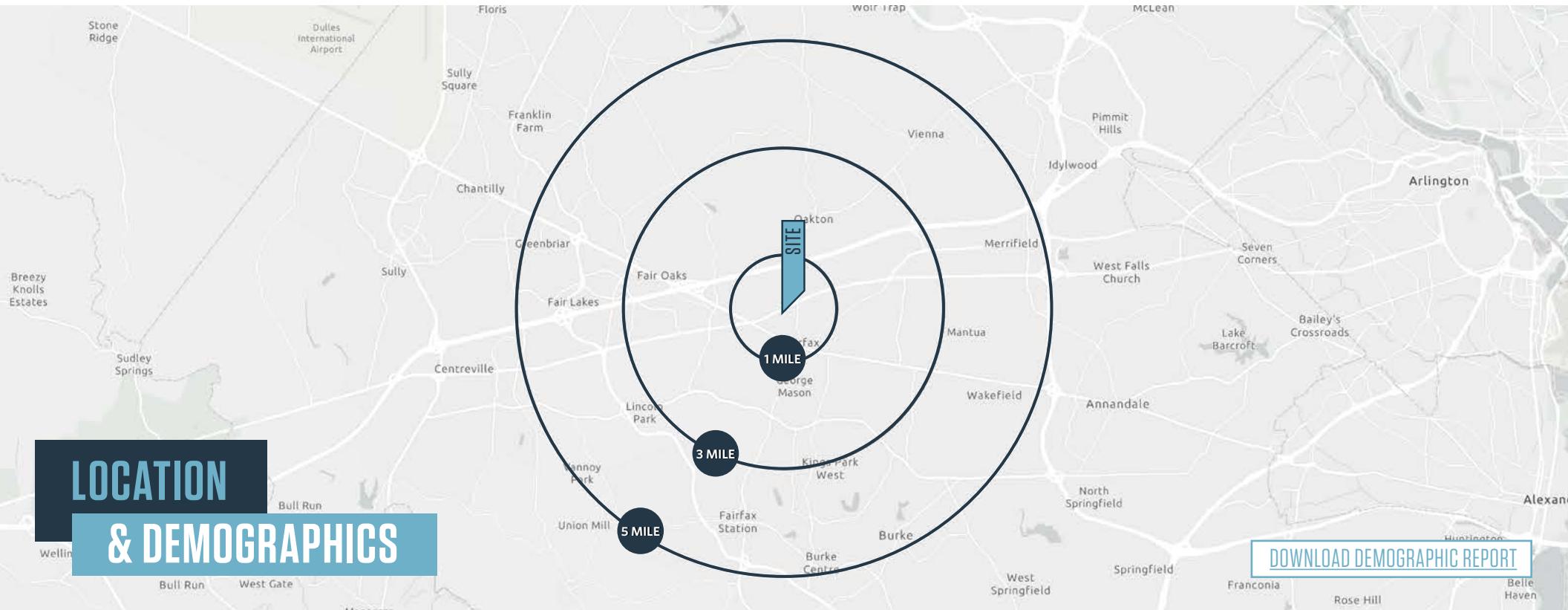
**Chase Stewart**  
cstewart@klnb.com  
703-268-7032

8065 Leesburg Pike, Suite 700  
Tysons, VA 22182  
[klnb.com](http://klnb.com)

klnb

# 10641 FAIRFAX BOULEVARD

10641 Fairfax Boulevard, Fairfax, VA 22030  
Fairfax County



## TRAFFIC COUNTS | 2023

Fairfax Boulevard	27,586 ADT
Chain Bridge Road	18,774 ADT

	1-MILE	3-MILES	5-MILES			
	Population 15,548	115,779	272,055		Households 5,234	41,326
	Daytime Population 21,865	91,580	186,384		Average Household Income \$163,669	\$194,064

**Billy Kelly**  
bkelly@klnb.com  
703-268-2706

**Chase Stewart**  
cstewart@klnb.com  
703-268-7032

8065 Leesburg Pike, Suite 700  
Tysons, VA 22182  
klnb.com

**klnb**

# 10641 LEE HIGHWAY

10641 Lee Hwy, Fairfax, VA 22030

Fairfax County

[CLICK TO VIEW PROPERTY WEBSITE](#)

**For More Information, Please Contact:**

**Billy Kelly**  
bkelly@klnb.com  
703-268-2706

**Chase Stewart**  
cstewart@klnb.com  
703-268-2732