

10641 FAIRFAX BOULEVARD

10641 Fairfax Boulevard, Fairfax, VA 22030
Fairfax County



NEARBY RETAILERS



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



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

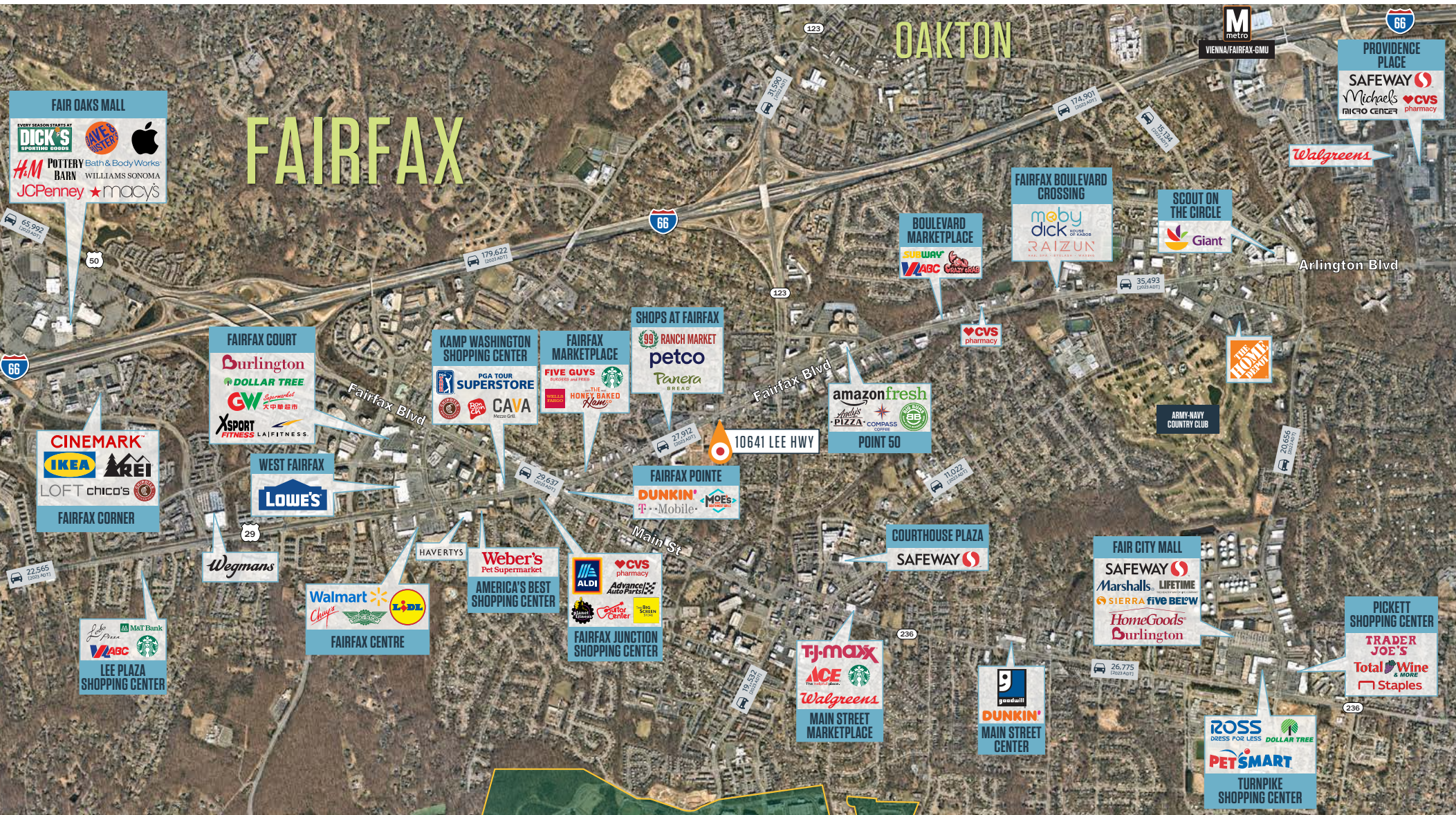
10641 Fairfax Boulevard, Fairfax, VA 22030
Fairfax County

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

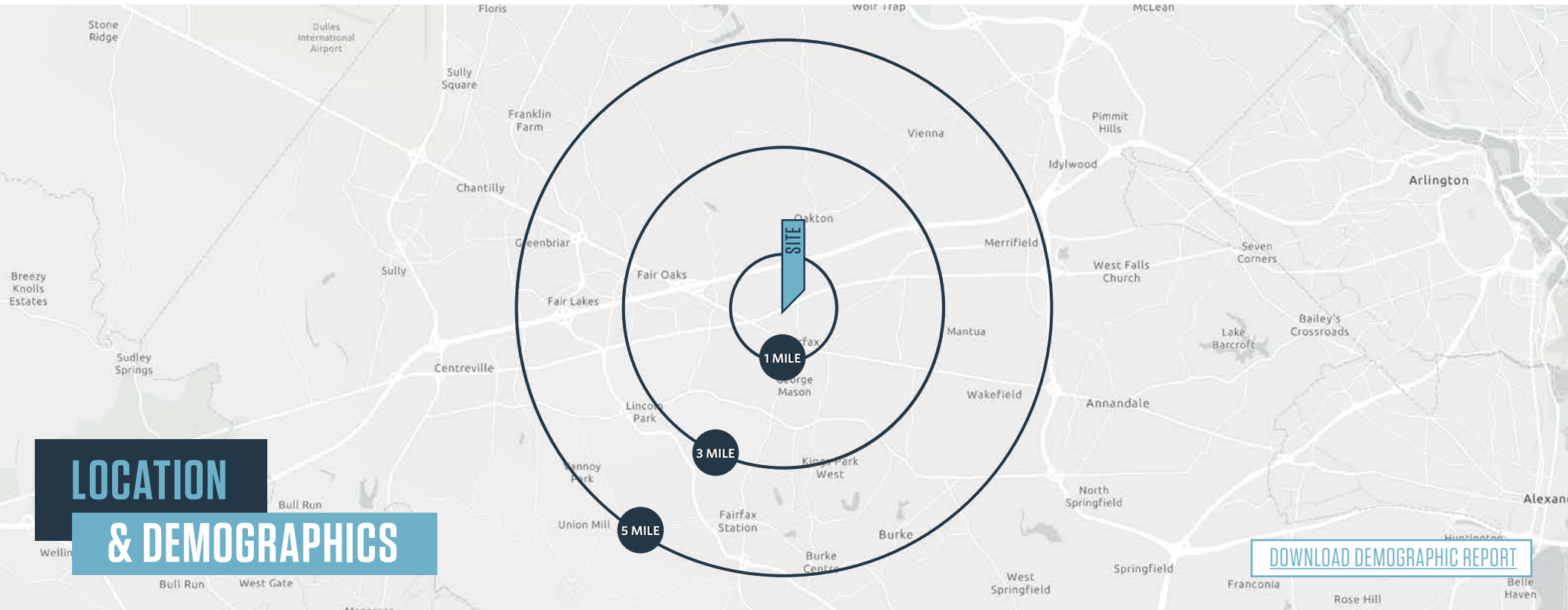
8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com

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				Households		
	15,548	115,779	272,055		5,234	41,326	96,835
	Daytime Population				Average Household Income		
	21,865	91,580	186,384		\$163,669	\$194,064	\$209,117

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



While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

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

