



JOIN THESE RETAILERS



RETAIL FOR LEASE

- Freestanding Bank with Drive-Thru immediately available. 1,000 SF former restaurant available.
- Extremely affluent trade area with exposure to large daytime population.
- Located nearby George Mason University with over 18,000 undergraduate students.
- Dominant regional power center located on Main Street (Rt. 236) in Fairfax, VA.

JAKE LEVIN

jlevin@klnb.com | 202-909-6102

RYAN WILNER

rwilner@klnb.com | 443-632-2058

BETH SARGENT

bsargent@klnb.com | 703-268-2716

SITE PLAN

FAIR CITY MALL

9650 MAIN STREET, FAIRFAX, VA 22031, CITY OF FAIRFAX



JAKE LEVIN
jlevin@klnb.com | 202-909-6102

RYAN WILNER
rwilner@klnb.com | 443-632-2058

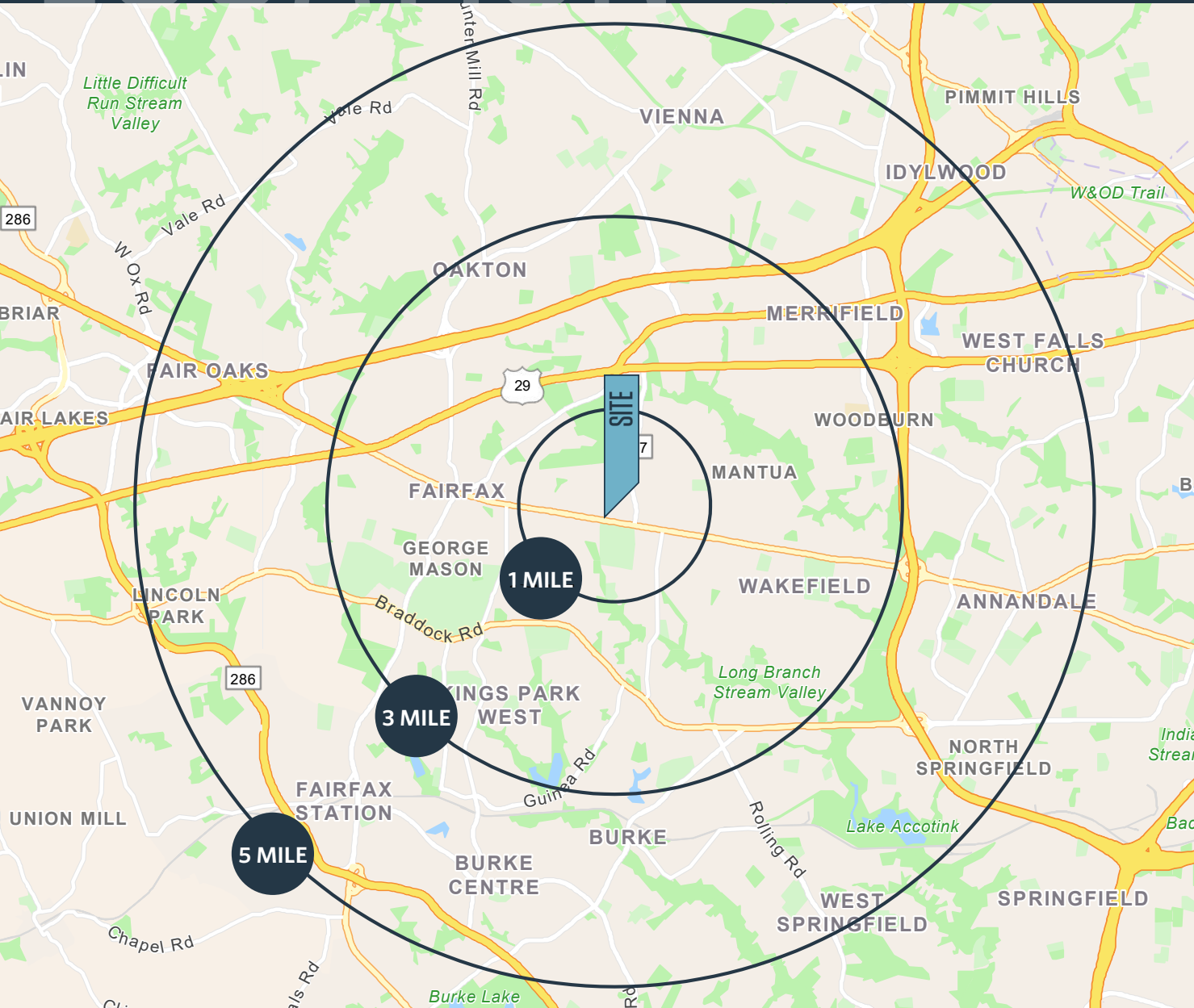
BETH SARGENT
bsargent@klnb.com | 703-268-2716



LOCATION

FAIR CITY MALL

9650 MAIN STREET, FAIRFAX, VA 22031, CITY OF FAIRFAX



DEMOGRAPHICS | 2025:

	1-MILE	3-MILE	5-MILE
Population	10,551	126,864	330,075
Daytime Population	7,049	88,243	212,524
Households	3,860	42,705	114,286
Average HH Income	\$192,128	\$198,118	\$197,903

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2024:

Main Street (Rt. 236)	33,642 ADT
Pickett Road (Rt. 237)	23,122 ADT

JAKE LEVIN

jlevin@klnb.com | 202-909-6102

RYAN WILNER

rwilner@klnb.com | 443-632-2058

BETH SARGENT

bsargent@klnb.com | 703-268-2716





Placer.ai
FAIR CITY MALL



3.7M
VISITS PER YEAR

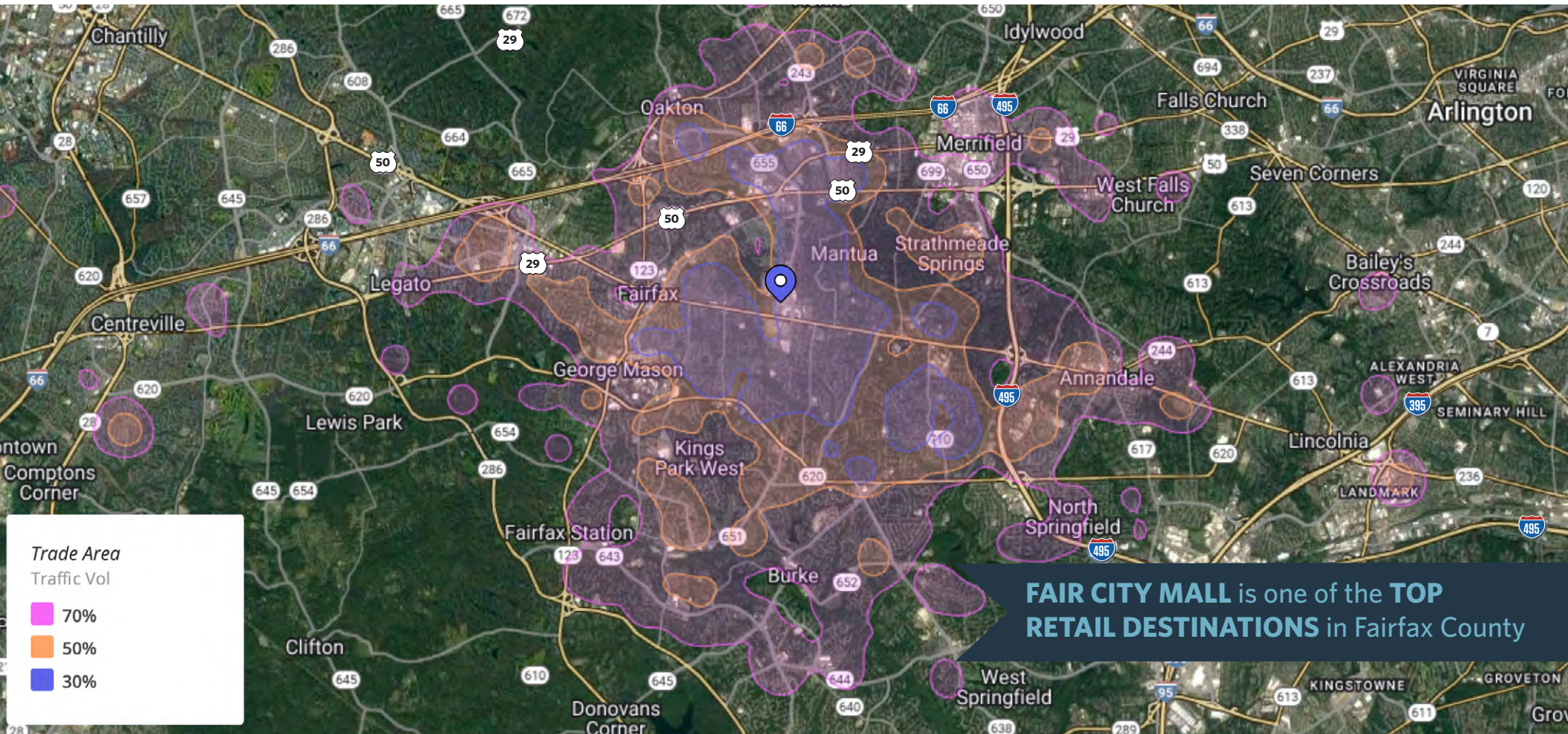


635,400
UNIQUE VISITORS PER YEAR



5.84
VISIT FREQUENCY

DATA IS FROM JANUARY 1, 2023 - DECEMBER 31, 2023



Trade Area
Traffic Vol

- 70%
- 50%
- 30%

JAKE LEVIN

jlevin@klnb.com | 202-909-6102

RYAN WILNER

rwilner@klnb.com | 443-632-2058

BETH SARGENT

bsargent@klnb.com | 703-268-2716



CLOSE UP

FAIR CITY MALL

9650 MAIN STREET, FAIRFAX, VA 22031, CITY OF FAIRFAX



JAKE LEVIN

jlevin@klnb.com | 202-909-6102

RYAN WILNER

rwilner@klnb.com | 443-632-2058

BETH SARGENT

bsargent@klnb.com | 703-268-2716





FAIR CITY MALL

9650 MAIN STREET, FAIRFAX, VA 22031, CITY OF FAIRFAX

FOR MORE INFORMATION, PLEASE CONTACT:

JAKE LEVIN

jlevin@klnb.com
202-909-6102

RYAN WILNER

rwilner@klnb.com
443-632-2058

BETH SARGENT

bsargent@klnb.com
703-268-2716

8065 Leesburg Pike, Suite 700, Tysons, VA 22182

.....

klnb.com



instagram.com/klnbcre



linkedin.com/company/klnb



facebook.com/KLNBCRE

CLICK TO VIEW PROPERTY WEBSITE

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.