

Van Metre



UNIVERSITY MALL

FAIRFAX, VA

RENTAL SPACE AVAILABLE

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PROPERTY HIGHLIGHTS

AVAILABILITY:

- One fitness space of 3,250 SF with Braddock Road frontage available 11/1/26.
- Two contiguous non-food interior mall spaces of 3,160 SF and 800 SF available immediately.

KEY VISIBILITY:

Major intersection of Braddock Rd. & Rt. 123.

CAPTIVE AUDIENCE:

Adjacent to George Mason University, the largest public research university in Virginia with approximately 40,000 students.

OUTSTANDING PERFORMANCE:

Placer.ai ranks University Mall in the top 97% of neighborhood shopping

	1 MILE	3 MILES	5 MILES
POPULATION 2024 Estimate	13,588	102,573	248,890
HOUSEHOLDS 2024 Estimate	2,619	33,747	86,856
2024 MEDIAN HOUSEHOLD INCOME	\$180,096	\$156,902	\$161,254
2023 VDOT AADT Rt. 123 Ox Rd. (28,000 ADT) Rt. 620 Braddock Rd. (36,300 ADT)			



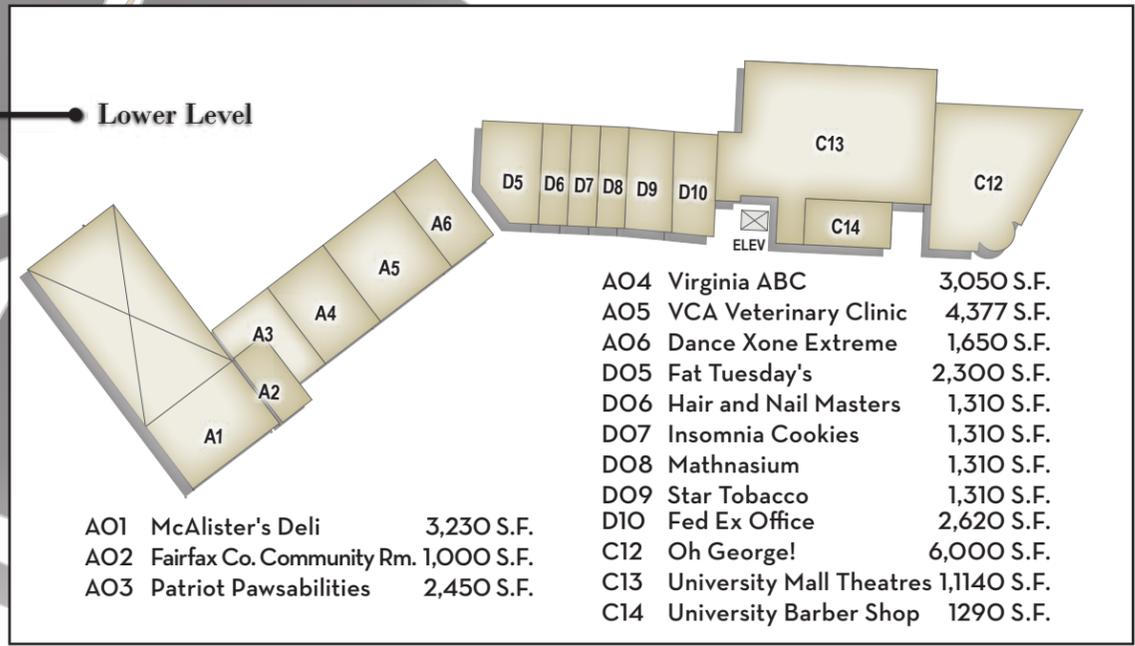
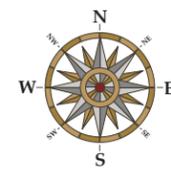
FOR MORE INFORMATION PLEASE CONTACT: TY HAUSCH | THAUSCH@VANMETRECOMPANIES.COM | 703.272.2680

Route 123 Ox Road
(26,000 ADT)

Route 620 Braddock Road
(33,000 ADT)

BLD-A	Giant Food	5,0816 S.F.
BLD-E1	Dentistry for Children	5,000 S.F.
BLD-F1	Teddy Bear Day Care	6,000 S.F.
BLD-F2	Children's Medical Associates	7,500 S.F.
BLD-G1	Cardinal Bank	3,000 S.F.
BLD-G2	Wendy's	3,000 S.F.
BLD-J	Verizon/The Cellular Connection	1,300 S.F.
BLD-K	Velocity Wings	2,655 S.F.
BLD-L	Sunoco	2,328 S.F.

B01	Tropical Smoothie Café	980 S.F.
B02	Another Broken Egg	4,300 S.F.
B03	University Tailor Shop	880 S.F.
B04	Domino's Pizza	1,450 S.F.
B05	Samurai Japanese Steakhouse & Sushi Bar	5,400 S.F.
B06	Chatime	1,310 S.F.
B07	Dunkin' Donuts	1,310 S.F.
B08	Taco Bamba	1,310 S.F.
B09	The Halal Guys	1,310 S.F.
C01	Regency Cleaners	2,000 S.F.
C02	Bandito's Bar & Kitchen	6,000 S.F.
C03	Act II Salon	1,442 S.F.
C04	Bangkok Golden Thai Restaurant	1,650 S.F.
C05	AVAILABLE	800 S.F.
C06/7	AVAILABLE	3,160 S.F.
C08/9	Tumbles	3,031 S.F.
C10	AVAILABLE	3,250 S.F.
C11	Sola Salon Studios	6,015 S.F.
DO1	The Amazing Comic Shop	2,300 S.F.
DO2	The Black Belt Academy	3,930 S.F.
DO3A	Banh Mi Ong Beo	1,286 S.F.
DO3B	Suit Up	1,286 S.F.
DO4	Dale P. Shewmaker, DDS	1,310 S.F.



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