

Fairfax Boulevard Crossing

9940 Fairfax Boulevard, Fairfax, VA 22030, Fairfax



4,513 SF
ENDCAP
AVAILABLE

Retail For Lease

Property Highlights:

- 4,513 SF end-cap available in free-standing building, next to Moby Dick House of Kabob.
 - Monument signage on Route 50/Fairfax Blvd. available.
 - Parking: 9.3/1,000
 - Located at existing traffic signa Eastbound traffic has a left turn a ow.
 - Directly across from main entrance to Fairfax High School and next to P.J. Skidoos.
 - Excellent visibility from Route 50/Fairfax Blvd.
- College 4+ years (1,3,5)- 60.3%, 65.3%, 64.4%

Demographic Snapshot // 2017:

	1-Mile	3-Mile	5-Mile
Population	18,114	114,369	296,966
Daytime Population	10,353	96,489	204,579
Average HH Income	\$115,537	\$151,857	\$153,371

Traffic Counts // 2016:

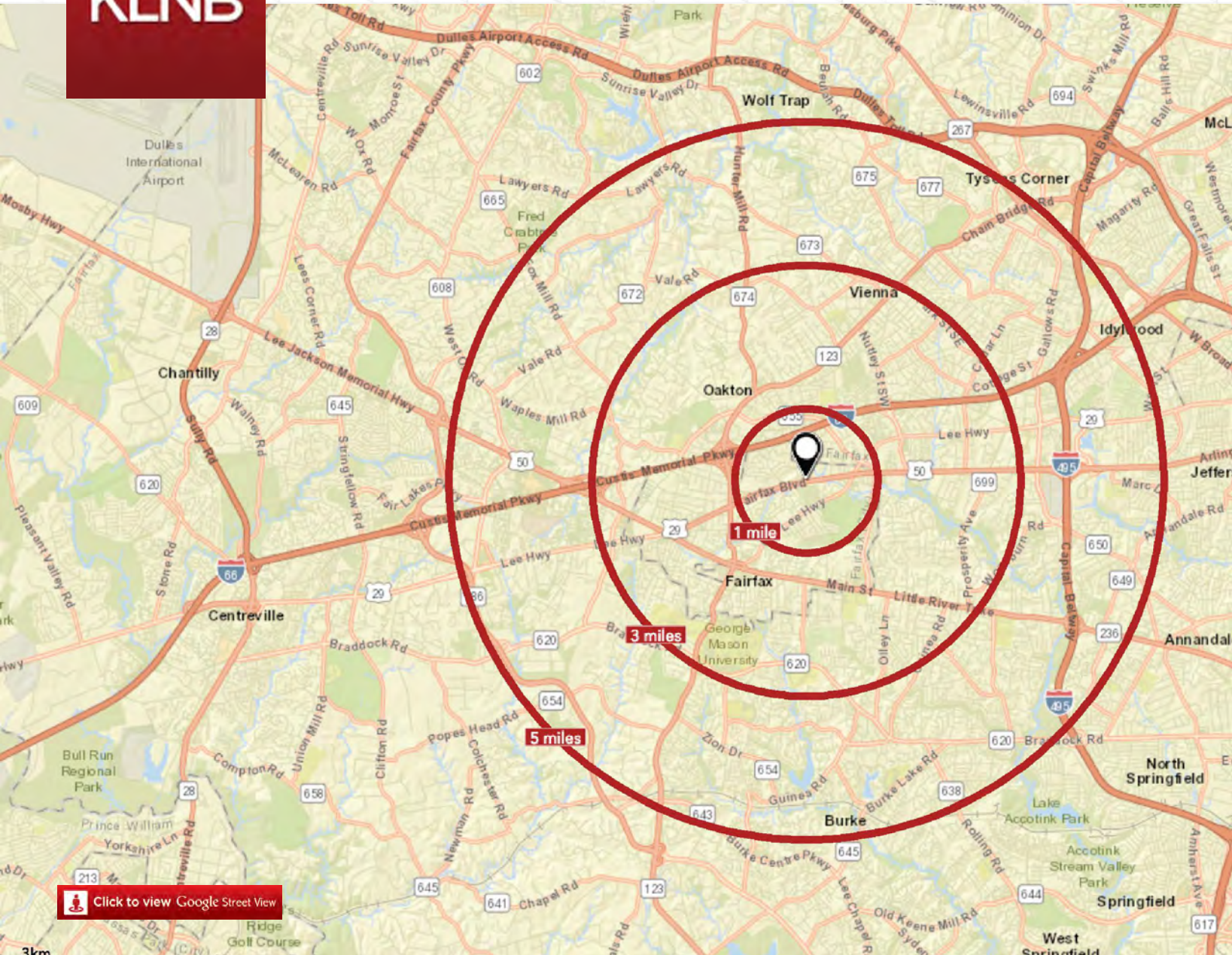
Route 50/Fairfax Blvd.	40,000 (ADT)
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Join:



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Demographics // 2017 :

	1-Mile	3-Mile	5-Mile
Population	18,114	114,369	296,966
Daytime Population	10,353	96,489	204,579
Households	6,902	39,846	107,767
Average HH Income	\$115,537	\$151,857	\$153,371
Median HH Income	\$99,877	\$113,745	\$113,104
Median Age	35	37	37
Click to download full demographic report			

[Click to view Google Street View](#)

Location & Demographics

For More Information
Please Contact:

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Commercial Real Estate Services

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SIZE	RATE	CONDITION	DELIVERY
4,513 SF	\$50.00 PSF	"AS-IS" VANILLA SHELL	IMMEDIATE

*EST. NNN: \$14.50 (Taxes: \$8 PSF, CAM \$6.50 PSF)

**MONUMENT
SIGNAGE AVAILABLE**



MAIN ENTRANCE TO
FAIRFAX HIGH SCHOOL

Site Plan

For More
Information
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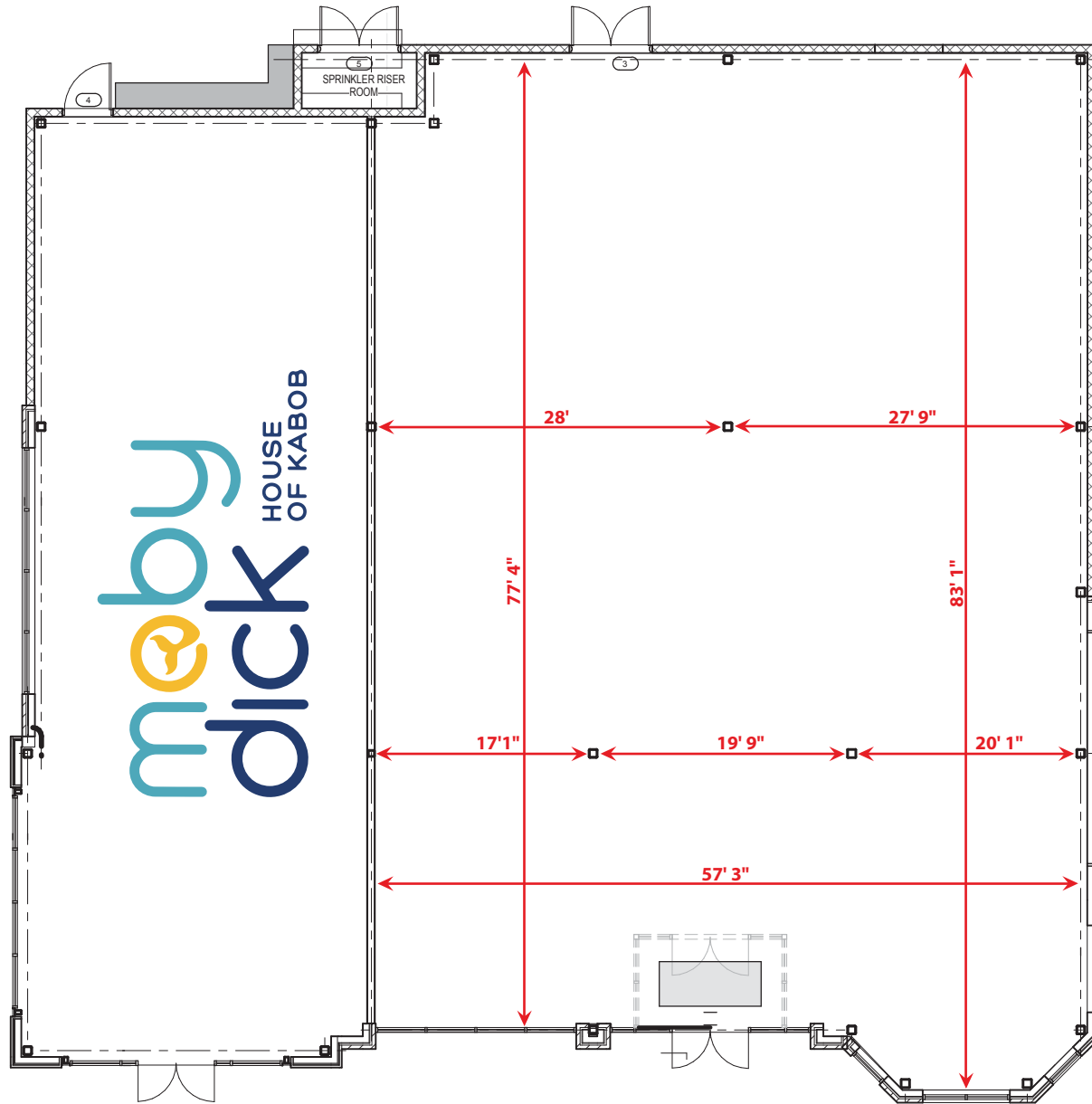
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Space Plan

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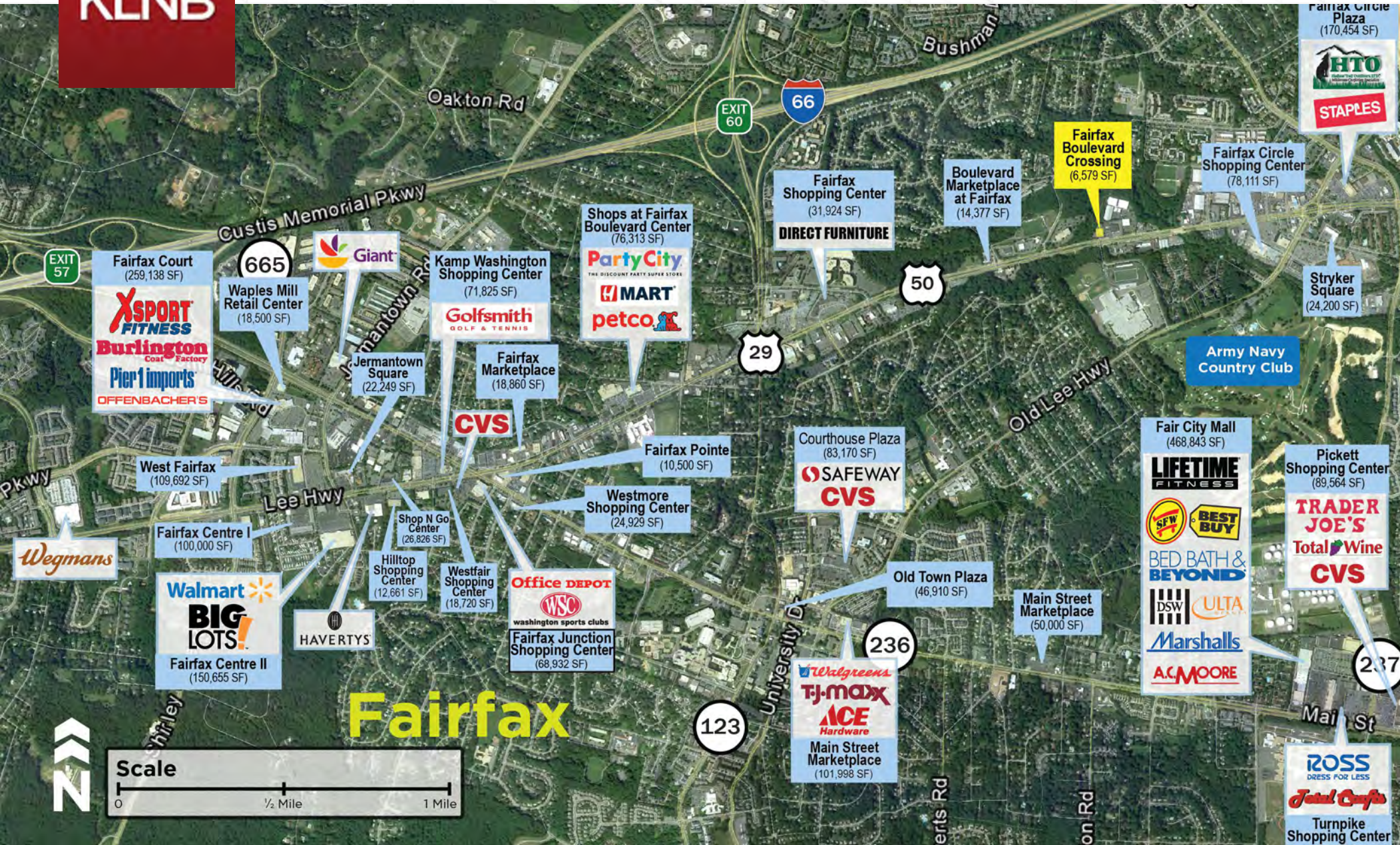
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Market Aerial

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Photos

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Click here to visit
property website

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