

# Van Metre

RETAIL SPACE AVAILABLE

## BRENIZER WAREHOUSE | LEE-HI INDUSTRIAL PARK

8302 Hilltop Road | Fairfax, VA 22031



Lee-Hi Industrial

BRENIZER WAREHOUSE | LEE-HI INDUSTRIAL PARK | FAIRFAX, VA



### PROPERTY HIGHLIGHTS

- **Key Location:** Conveniently located in Merrifield, close to I-495, I-66, Route 50, Mosaic District, and the Dunn Loring Metro station, with visibility to Route 29 and monument signage available.
- **Availability:** Fully Leased.
- **Recent Renovations:** New storefront windows, doors and EIFS, exterior painting and brick repairs, landscaping, lighting and parking lot.
- **Zoning:** I-5, Fairfax County

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2020 Estimate	18,714	140,171	359,572
2025 Projection	19,686	144,461	369,979
2020-2025 Annual Rate	1.02%	0.60%	0.57%
<b>HOUSEHOLDS</b>			
2020 Estimate	8,450	52,858	132,493
2025 Projection	9,008	54,544	136,707
2020-2025 Annual Rate	1.29%	0.63%	0.63%
2020 Median Household Income	\$117,102	\$119,647	\$123,752
2020 Total Employees	21,526	95,615	203,219
<b>2019 AADT</b>			
Dorr Ave:	4,100		
Hilltop Rd:	9,500		
Lee Hwy:	38,000		

# SITE PLAN

