

Van Metre



UNIVERSITY MALL

FAIRFAX, VA

RENTAL SPACE AVAILABLE

ADDRESS:

9900 Main Street
Suite 500
Fairfax, VA 22031

PHONE:

Tel: (703) 272-2680
Fax: (703) 352-7107

WEB:

www.vanmetrecommercial.com



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PROPERTY HIGHLIGHTS

Availability: One pad of 2,655 SF and one in-line space of 1,310 SF available immediately.

Key Visibility: Major intersection of Braddock Rd. & Rt. 123.

Captive Audience: George Mason, the largest public research university in Virginia with approximately 36,000 students.

Newly Redeveloped: A \$35 million renovation including 60,000 SF of new retail space, new facades, roofs, storefronts, lighting, landscaping, and new pad sites. A newly renovated and expanded Giant re-opened February, 2017.

	1 mile	3 miles	5 miles
Population			
2023 Projection	12,603	103,256	250,185
2018 Estimate	12,492	101,133	244,540
2018-2023 Annual Rate	0.18%	0.42%	0.46%
Households			
2023 Projection	2,531	35,559	88,942
2018 Estimate	2,496	33,854	87,087
2018-2023 Annual Rate	0.28%	0.41%	0.42%
2018 Median Household Income	\$126,344	\$116,639	\$121,764

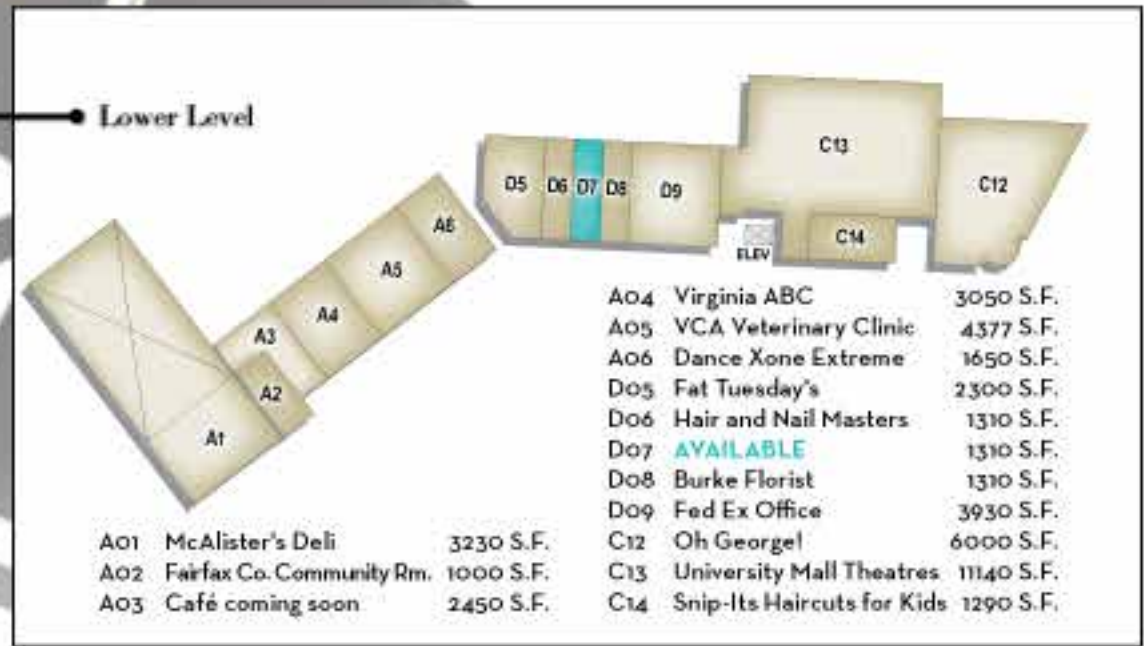
2017 VDOT AADT
Rt. 123 Ox Rd. (33,000 ADT)
Rt. 620 Braddock Rd. (38,000 ADT)



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

BLD-A	Giant Food	50816 S.F.
BLD-E1	Dentistry for Children	5000 S.F.
BLD-F1	Teddy Bear Day Care	6000 S.F.
BLD-F2	Children's Medical Associates	7500 S.F.
BLD-G1	Cardinal Bank	3000 S.F.
BLD-G2	Wendy's	3000 S.F.
BLD-J	Verizon/The Cellular Connection	1300 S.F.
BLD-K	AVAILABLE	2655 S.F.
BLD-L	Sunoco	2328 S.F.

B01	Tropical Smoothie Café	980 S.F.
B02	McDonald's	4300 S.F.
B03	University Tailor Shop	880 S.F.
B04	Domino's Pizza	1450 S.F.
B05	Samurai Japanese Steakhouse and Sushi Bar	5400 S.F.
B06	Gathering Grounds Café	1310 S.F.
B07	Dunkin' Donuts	1310 S.F.
B08	The Best Deli	1310 S.F.
B09	The Helel Guys	1310 S.F.
C01	Regency Cleaners	2000 S.F.
C02	Brion's Grille	6000 S.F.
C03	Act II Salon	1442 S.F.
C04	Bangkok Golden Thai Restaurant	1650 S.F.
C05	State Farm	800 S.F.
C06	The Cave Gaming Center	3160 S.F.
C08	Boxcar Tan Bar	1581 S.F.
C09	REV Pilates Gym	1450 S.F.
C10	Orange Theory Fitness	3250 S.F.
C11	Sola Salon Studios	6015 S.F.
D01	The Amazing Comic Shop	2300 S.F.
D02	The Black Belt Academy	3930 S.F.
D03	Suit Up	2572 S.F.
D04	Dale P. Shewmaker, DDS	1310 S.F.



A01	McAlister's Deli	3230 S.F.
A02	Fairfax Co. Community Rm.	1000 S.F.
A03	Café coming soon	2450 S.F.
A04	Virginia ABC	3050 S.F.
A05	VCA Veterinary Clinic	4377 S.F.
A06	Dance Xone Extreme	1650 S.F.
D05	Fat Tuesday's	2300 S.F.
D06	Hair and Nail Masters	1310 S.F.
D07	AVAILABLE	1310 S.F.
D08	Burke Florist	1310 S.F.
D09	Fed Ex Office	3930 S.F.
C12	Oh Georgel	6000 S.F.
C13	University Mall Theatres	11140 S.F.
C14	Snip-Its Haircuts for Kids	1290 S.F.

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