A.J. DWOSKIN & ASSOCIATES, INC.

Fairfax Station Square

5614-5624 Ox Road Fairfax Station, VA 22039



Property Highlights

- Located off of Route 123 (Ox Road) with close proximity to Route 286 (Fairfax County Pkwy), Route 620 (Braddock Road) and Burke Center Parkway
- Offers an easy-to-shop neighborhood center with a daily traffic count of 29,700 cars.
- Features diverse tenants, boutiques, and restaurants that appeal to everyone, including Gold's Gym and USPS.

MAJOR TENANTS

NAVY FEDERAL Credit Union
Advance Auto Parts
UNITED STATES POSTAL SERVICE
GOLD'S GYM
Chloez Cafe www.ChloezCafe.com
29th Parallel Coffee

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	7,822	67,659	195,288
EMPLOYEES	2,597	19,551	82,572
HOUSEHOLD INCOME	$209,877	$190,148	$180,985
DAILY CARS	31,836 on Ox Rd		

Arthur Matarazzo
arthur.matarazzo@dwoskin.com | 703-407-7575

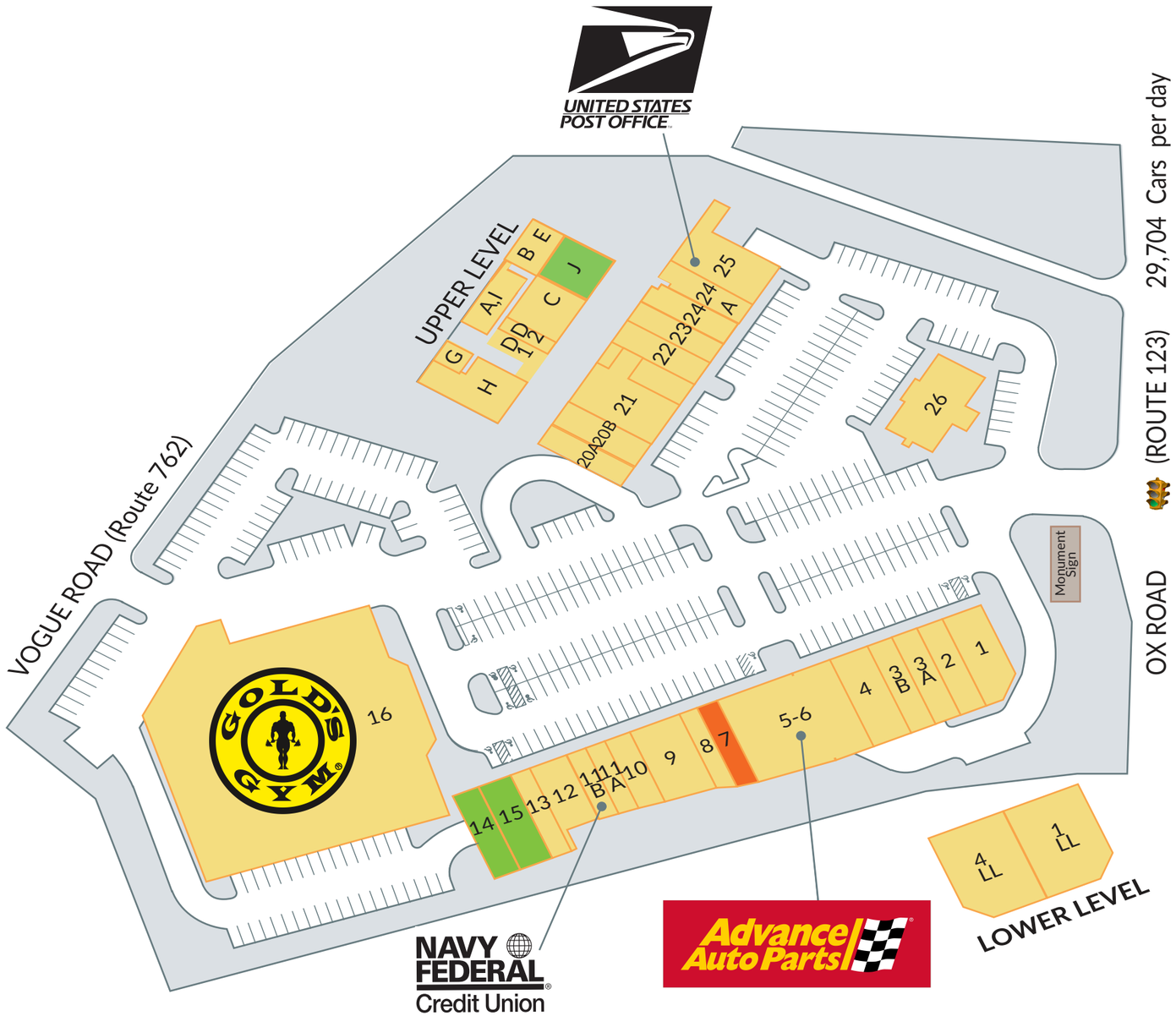
Cindy Park
cindy.park@dwoskin.com | 703-246-6102

Fairfax Station Square

Fairfax Station, Virginia

A.J. Dwoskin & Associates, Inc.

Management | Leasing | Investment



Space	SF	Tenant
1	2,251	Khao Hom Thai and Sushi Restaurant
1LL	4,691	Andrew Gause Martial Arts
2	1,508	Pizza Boli's
3A	1,520	Steak N' Things
3B	1,498	Golden Nails
4-4LL	6,870	Monro Muffler Brake, Inc.
5-6	6,767	Advance Auto Parts
7	1,050	Coming available
8	1,025	D & S Floor Coverings
9	2,499	Chloez Cafe
10	1,164	Chloez Cafe
11A	834	Fairfax Station Barber Shop
11B	819	Navy Federal Credit Union
12	1,651	Peking Chef
13	1,026	Sun Splash
14	1,750	Coming available
15	1,620	Coming available
16	37,147	Gold's Gym
20A	1,272	Kidcreate Studio
20B	1,800	Bella Ballerina
21	2,476	Hoyos & Pinto Dentistry
22	1,187	Simply Upholstery
23	1,224	Regal Cleaners
24	921	Mom's Pet Grooming
24A	825	29th Parallel Coffee
25	3,254	United States Post Office
26	3,992	La Tolteca Mexican Restaurant
Office Space		
A,I	1,339	Bella Ballerina
B,E	1,115	VP Electric
C	1,179	Spirit Wellness
D-1	975	State Farm
D-2	898	Spirit Wellnesss
G	454	Progress Rehabilitation Network
H	2,298	Progress Rehabilitation Network
J	1,584	Coming available

Total GLA 102,483