A.J. Dwoskin & Associates, Inc.

Management | Leasing | Investment

Fairfax Centre I & II

11181-11219 Lee Highway Fairfax, VA 22030



Property Highlights

- Conveniently located on Lee Highway (Rt. 29), just west of Rt. 50 and south of I-66.
- 270,000 employees and 250,000 residents surround this Walmart-anchored center within 5 miles.
- A diverse mix of retail tenants, including Walmart, Lidl, Chuy's Tex Mex Restaurant, Edible Arrangements, Pizza Boli's, and many other personal service providers.

MAJOR TENANTS

Walmart · LIDL · Chuy's · Pizza Boli's · Wing Stop · edible arrangements

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	16,485	101,232	257,501
EMPLOYEES	15,057	72,721	109,012
HOUSEHOLD INCOME	$151,468	$162,966	$180,414
DAILY CARS	38,054 on Rt. 29 (Lee Hwy)		

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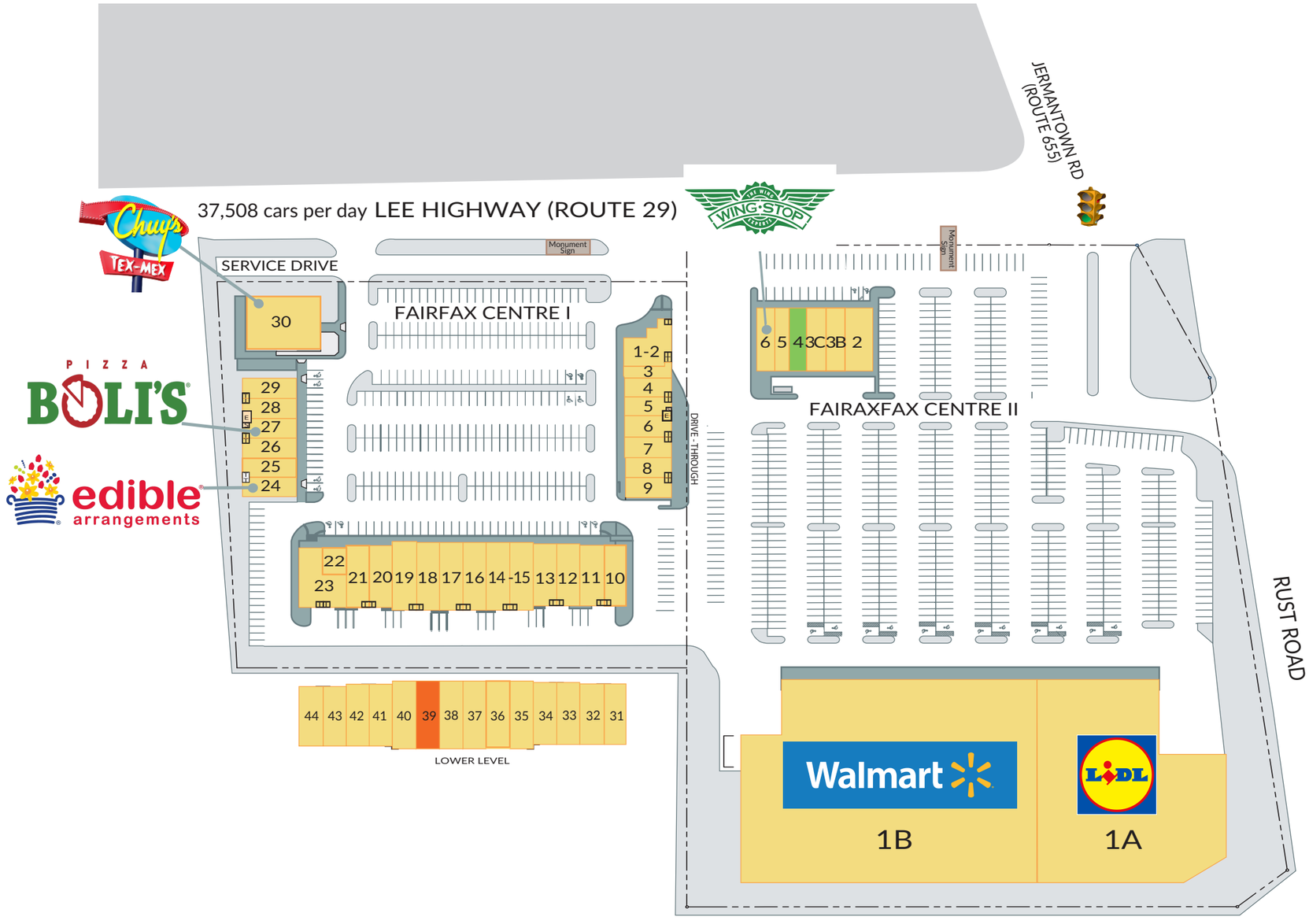
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Fairfax Centre

Fairfax, Virginia

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Space	SF	Tenant
Fairfax Centre I		
1/2	2,200	Pho Bytes
3	852	Family Barber Shop
4	1,238	Clarion Fine Jewelry
5	1,168	Rose Florist
6	1,129	Sharetea
7	1,263	Peruvian Style Chicken
8	1,238	Hollywood Nails
9	1,263	Fairfax Bakery
10	1,900	Dr. Afreen Sayeed
11	1,900	Window Decor
12	1,950	Chinese Carry-Out
13	1,950	Code Ninjas
14/15	4,200	Bombay Cafe
16	2,012	Superstar Puppies
17	2,100	Urgent Care
18	2,100	Grill Kabob Express
19	2,100	Lee Gimbap
20	1,950	Reflections For You
21	1,950	Kumon
22	800	Pet Depot
23	3,000	Pet Depot
24	1,500	Edible Arrangements
25	1,500	Relax Rite
26	1,500	Yu Noodles
27	1,404	Pizza Bolis
28	1,386	Erva Stone & Design
29	1,500	Dulce Crepes
30	6,000	Chuy's
Total	53,053	
Fairfax Centre I (Lower Level)		
31/32	3,800	Cosmoprof
33	1,950	Window Decor
34	1,803	Balance Yoga
35	2,056	Wolf Pack Productions
36	2,100	U.S. Tae Kwon Do
37	2,100	Long's Plumbing
38	2,100	Prestige Pharmacy Virginia
39	2,100	Vacant
40	1,956	Metro Swim Shop
41	1,950	Back Nine Indoor Golf Fairfax
42	1,803	Back Nine Indoor Golf Fairfax
43	1,900	Bollywood Bistro
44	1,900	Bollywood Bistro
Total	27,518	
Fairfax Centre II		
1-A	39,693	Lidl
1-B	90,667	Walmart
2	2,400	Arigato Sushi
3-B	1,600	Nail Salon
3-C	1,680	The UPS Store
4	1,501	Coming Soon
5	1,200	Pad Thai
6	1,500	Wing Stop
Total	140,241	