

Van Metre



UNIVERSITY MALL

FAIRFAX, VA

RENTAL SPACE AVAILABLE

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PROPERTY HIGHLIGHTS

Availability: One inline, interior mall space of 1,450 SF immediately available and two rear, inline spaces of 1,290 SF and 1,310 SF available.

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			
2018 Estimate	12,492	101,133	244,540
2023 Projection	12,603	103,256	250,185
2018-2023 Annual Rate	0.18%	0.42%	0.46%
Households			
2018 Estimate	2,496	33,854	87,087
2023 Projection	2,531	35,559	88,942
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)



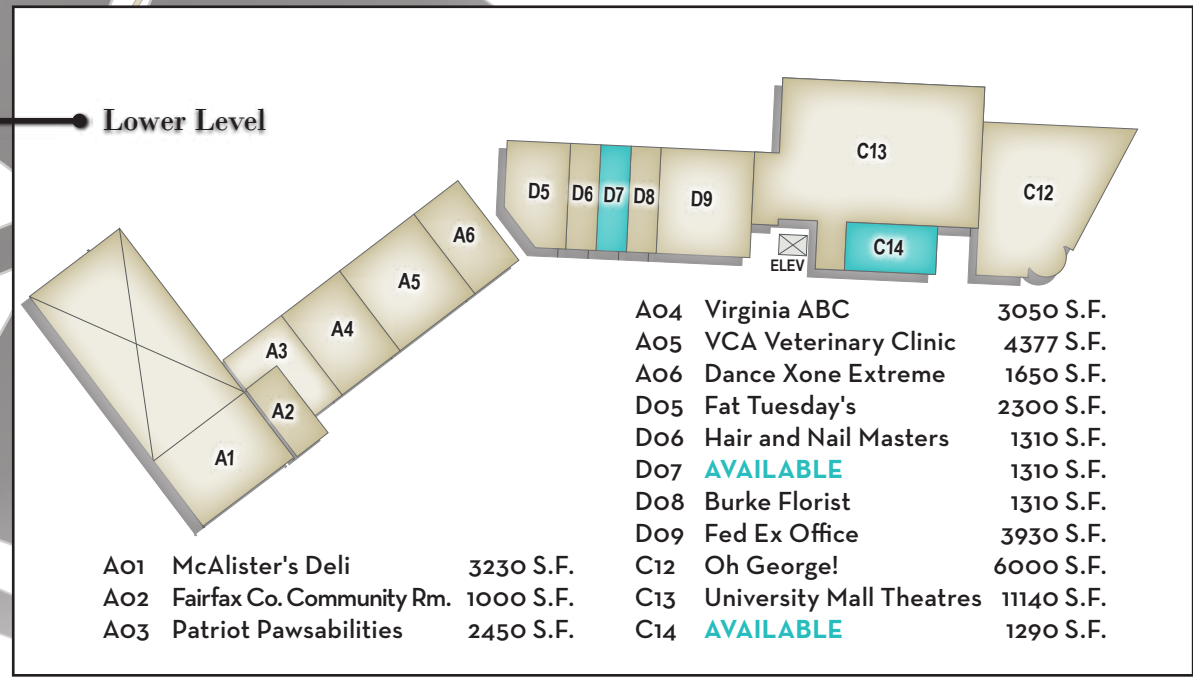
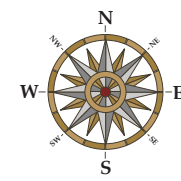
FOR MORE INFORMATION PLEASE CONTACT: TY HAUSCH | THAUSCH@VANMETRECOMPANIES.COM | 703.272.2680

Route 123 Ox Road
(30,000 ADT)

Route 620 Braddock Road
(38,000 ADT)

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	Velocity Wings	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	Taco Bamba	1310 S.F.
B09	The Halal 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	Hard Reboot Fitness	1581 S.F.
C09	AVAILABLE	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.
D03A	Peachwave Frozen Yogurt	1310 S.F.
D03B	Suit Up	1262 S.F.
D04	Dale P. Shewmaker, DDS	1310 S.F.



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