

TURNPIKE SHOPPING CENTER Fairfax, VA 22031



PROJECT FACTS

GLA: 104,000 SF

- ▶ A major redevelopment of the center was completed 4Q 2013 that included a new facade, updated landscaping and lighting
- ▶ Upgraded access with traffic signal from Pickett Road
- ▶ The City of Fairfax has a HH median income of \$99,300 that rivals the income levels of the top 7 wealthiest counties in the U.S. (Census Bureau 2012)
- ▶ 42,000 vehicles drive by the center daily

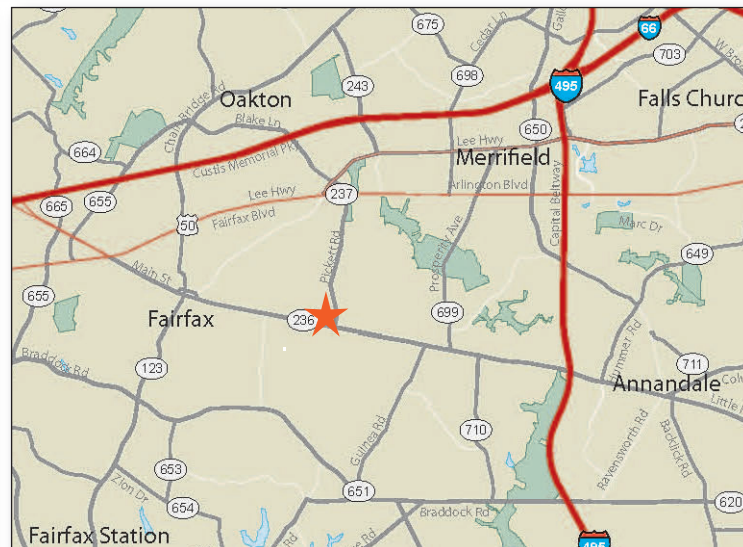
FEATURED TENANTS

Ross Dress for Less, PetSmart, Dollar Tree

2016 DEMOGRAPHICS

	Population	Avg HH Income	Households
1 mile	10,493	\$155,295	3,788
3 mile	125,381	\$148,317	42,806
5 mile	323,072	\$142,900	114,218

2016 ESRI



LOCATION

Main Street & Pickett Road - Fairfax, VA

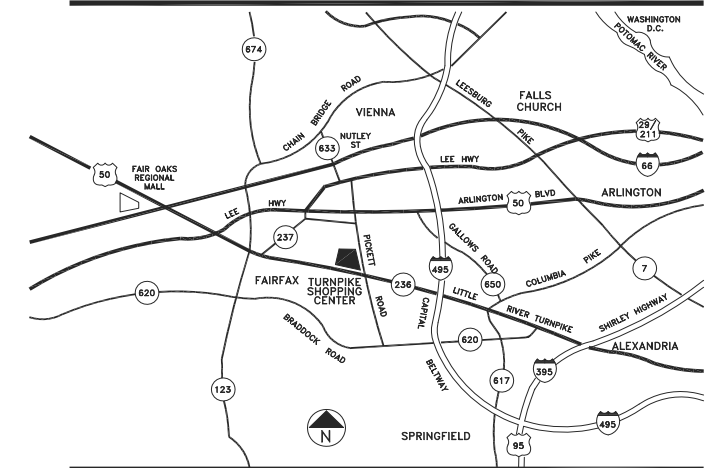
LEASING CONTACT

Maddie Netter
202.736.2804 | MNetter@combined.biz

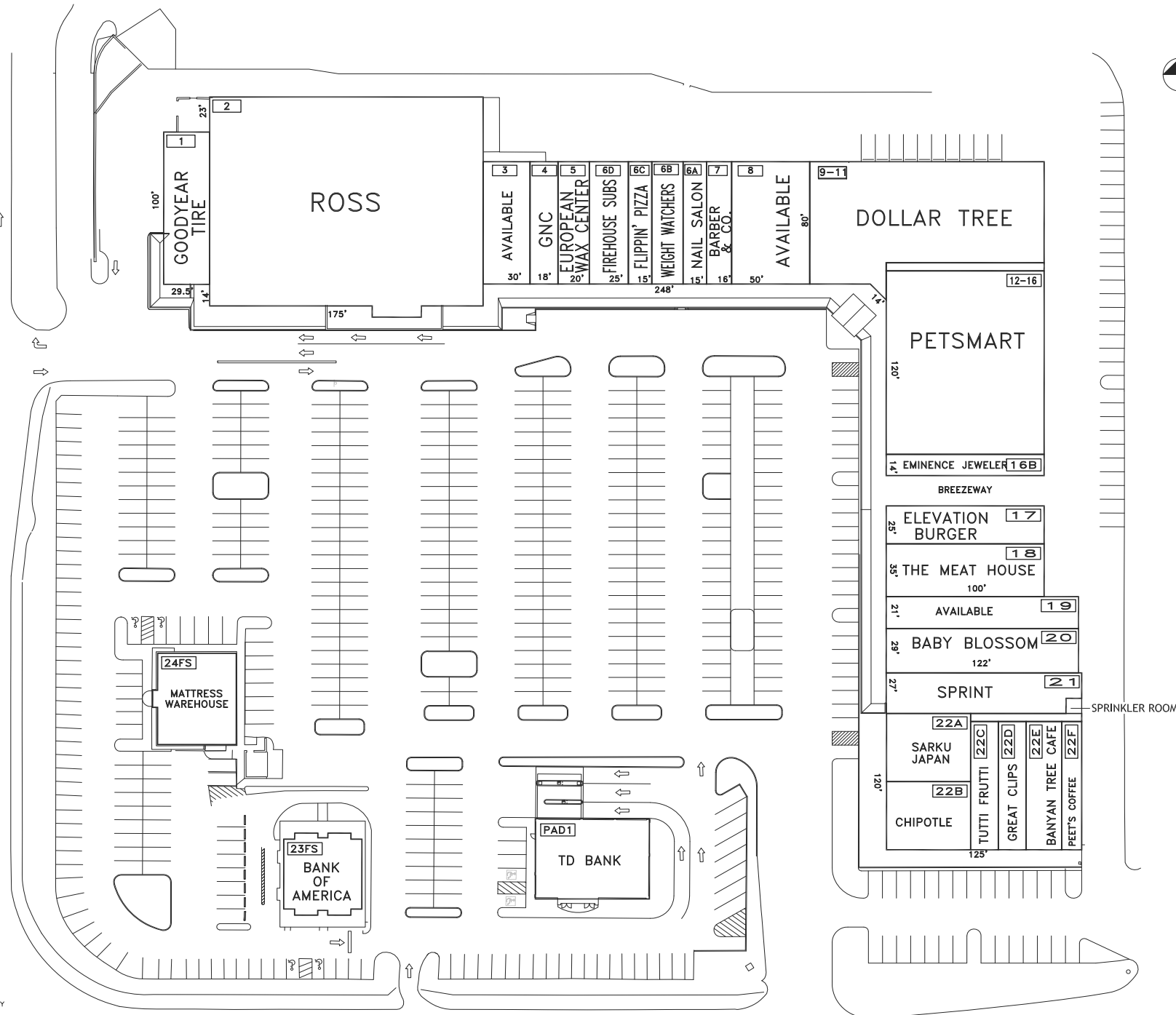


TURNPIKE SHOPPING CENTER

FAIRFAX CITY, VIRGINIA



LITTLE RIVER TURNPIKE - ROUTE 236



PICKETT ROAD - ROUTE 655

LEASING PLAN

THE SHOPPING CENTER LAYOUT SHOWN IS PRELIMINARY AND SUBJECT TO MODIFICATION AND REVISION. NO REPRESENTATION IS MADE AS TO OCCUPANCY. TYPES OF BUSINESS OR TENANT SHOWN ON SAME. THIS DRAWING IS ALSO SUBJECT TO CHANGE, REVIEW AND APPROVAL OF ALL GOVERNMENTAL AUTHORITIES. ADDITIONAL BUILDINGS OR STRUCTURES MAY BE BUILT OR ADDED AND EXISTING BUILDINGS OR STRUCTURES MAY BE REMOVED, DELETED OR OTHERWISE MODIFIED AND THE LANDSCAPING AND PARKING LAYOUT IS SUBJECT TO CHANGE.

20' 40' 100'

APPROX. SCALE

TENANT ROSTER

1	GOODYEAR TIRE	3,000 SF	17	ELEVATION BURGER	2,500 SF
2	ROSS	24,125 SF	18	THE MEAT HOUSE	3,500 SF
3	AVAILABLE	2,400 SF	19	AVAILABLE	2,528 SF
4	GNC	1,440 SF	20	BABY BLOSSOM	3,565 SF
5	EUROPEAN WAX CENTER	1,600 SF	21	SPRINT	3,100 SF
6A	NAIL SALON	1,200 SF	22A	SARKU JAPAN	2,200 SF
6B	WEIGHT WATCHERS	1,600 SF	22B	CHIPOTLE	2,200 SF
6C	FLIPPIN' PIZZA	1,176 SF	22C	TUTTI FRUTTI	1,400 SF
6D	FIREHOUSE SUBS	2,000 SF	22D	GREAT CLIPS	1,205 SF
7	BARBER SHOP & CO.	1,280 SF	22E	BANYAN TREE CAFE	2,119 SF
8	AVAILABLE	4,000 SF	22F	PEET'S COFFEE	1,800 SF
9-11	DOLLAR TREE	10,609 SF	23FS	BANK OF AMERICA	2,500 SF
12-16	PETSMART	11,960 SF	24FS	MATTRESS WAREHOUSE	3,000 SF
16B	EMINENCE JEWELER	1,400 SF			
PAD1	TD BANK	3,848 SF			

PARKING PROVIDED =
 PARKING REQUIRED =
 GLA AS PER RENT ROLL = 103,255 SF
 ZONED = C-2
 REV. DATE = 03.28.17
 PLOT DATE = 03.28.17

TURNPIKE SHOPPING CENTER

LITTLE RIVER TURNPIKE, ROUTE 236
 & PICKETT ROAD, ROUTE 655
 FAIRFAX CITY, VIRGINIA 22031



COMBINED PROPERTIES INCORPORATED

1025 Thomas Jefferson Street NW
 Suite 700 East
 Washington, DC 20007
 (202) 293-4500
 FAX (202) 833-3013