

PICKETT SHOPPING CENTER Fairfax, VA 22031



PROJECT FACTS

GLA: 89,500 SF

- ▶ Major facade renovation completed 2Q 2015
- ▶ Community center located at the highly visible intersection of Little River Turnpike and Pickett Road
- ▶ Center is located in affluent Fairfax County, the 5th wealthiest county in the U.S. (Census Bureau 2012) with a median HH income of \$106,690
- ▶ 60% of county residents have a Bachelor's Degree or higher
- ▶ 42,000 vehicles drive by the center daily

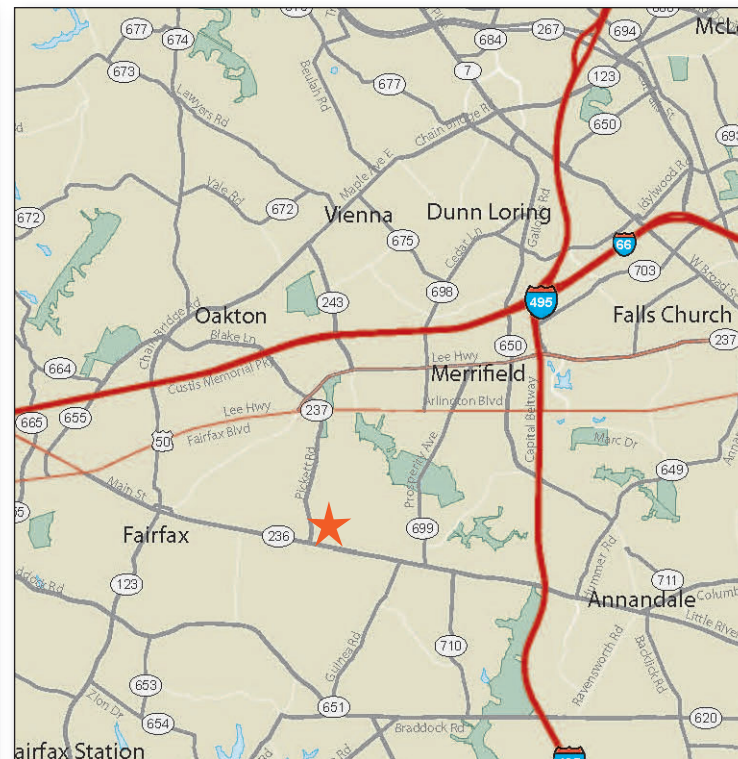
FEATURED TENANTS

Trader Joe's, Total Wine & More, Staples
AAA Mid-Atlantic

2016 DEMOGRAPHICS

	Population	Avg HH Income	Households
1 mile	11,189	\$155,756	4,004
3 mile	125,406	\$147,814	42,819
5 mile	325,264	\$142,561	114,935

2016 ESRI



LOCATION

Little River Turnpike & Pickett Road - Fairfax, VA

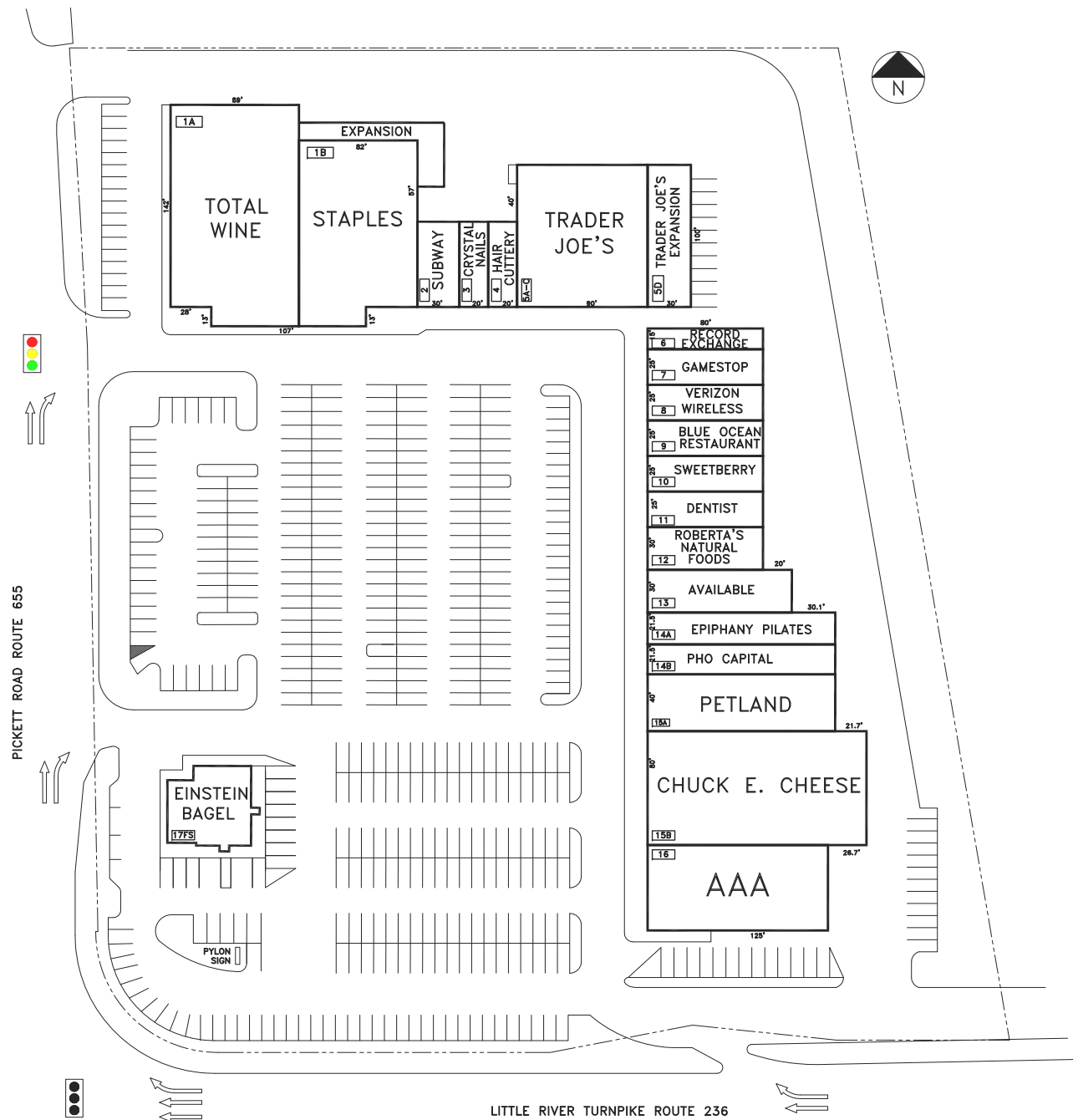
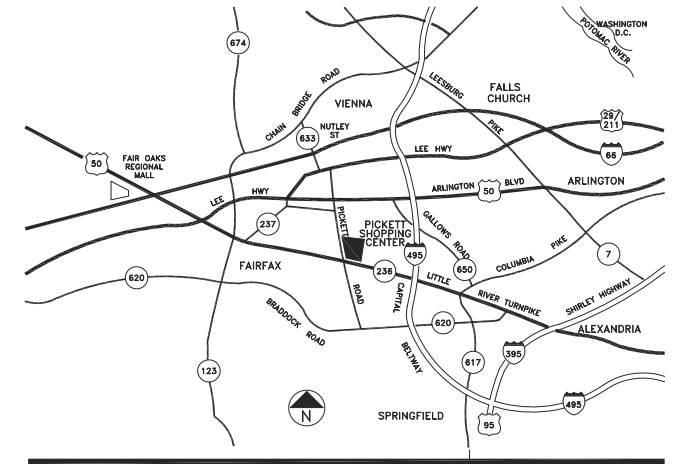
LEASING CONTACT

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PICKETT SHOPPING CENTER

FAIRFAX CITY, VIRGINIA



TENANT ROSTER

1	TOTAL WINE	12,814 SF	10	SWEETBERRY	2,000 SF
1B	STAPLES	10,410 SF	11	DENTIST	2,000 SF
2	SUBWAY	1,800 SF	12	ROBERTA'S NATURAL FOODS	2,400 SF
3	CRYSTAL NAILS	1,200 SF	13	AVAILABLE	2,805 SF
4	HAIR CUTTERY	1,200 SF	14A	EPIPHANY PILATES	2,795 SF
5A-5C	TRADER JOE'S	9,000 SF	14B	PHO CAPITAL	2,795 SF
5D	TRADER JOE'S EXPANSION	3,000 SF	15A	PETLAND	5,200 SF
6	RECORD & TAPE EX.	1,200 SF	15B	CHUCK E CHEESE	12,250 SF
7	GAMESTOP	2,000 SF	16	AAA	7,500 SF
8	VERIZON WIRELESS	2,000 SF	17FS	EINSTEIN BAGEL	3,000 SF
9	BLUE OCEAN	2,000 SF			

PARKING PROVIDED =	
PARKING REQUIRED =	
GLA AS PER RENT ROLL =	89,369 SF
ZONED =	C-2
REV. DATE =	03.21.17
PLOT DATE =	03.21.17

PICKETT SHOPPING CENTER

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



COMBINED PROPERTIES INCORPORATED

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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.

50' 100'
APPROX. SCALE

LEASING PLAN