

PICKETT SHOPPING CENTER Fairfax, VA 22031



PROJECT FACTS

GLA: 89,500 SF

- ▶ Community center located at the highly visible intersection of Little River Turnpike and Pickett Road
- ▶ Center is located in the affluent City of Fairfax where the HH median income is \$116,979 and ranks as the 10th wealthiest county in the U.S. as published by the Census Bureau (2019)
- ▶ Major facade renovation completed 2015
- ▶ 60% of county residents have a Bachelor's Degree or higher
- ▶ 42,000 vehicles drive by the center daily

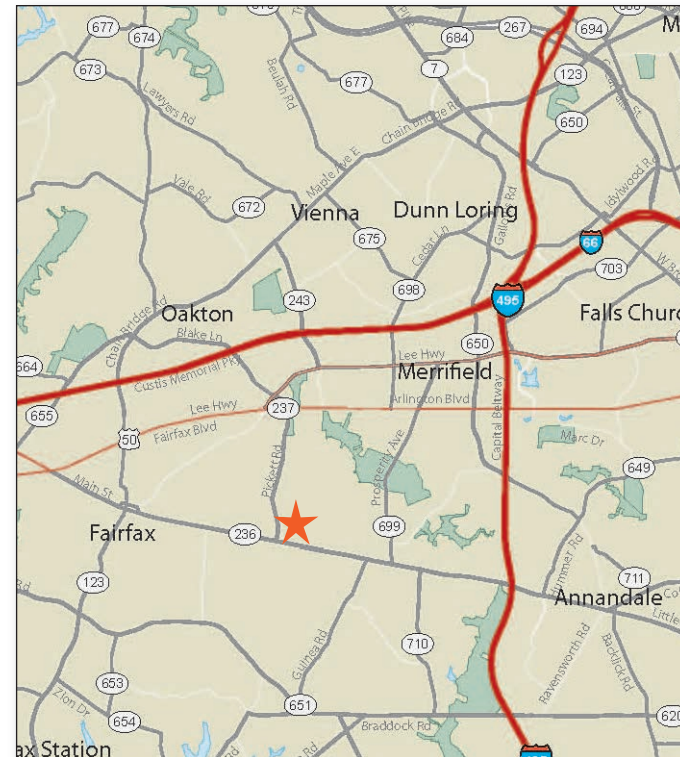
FEATURED TENANTS

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

2020 DEMOGRAPHICS

| | Population | Avg HH Income | Households |
|--------|------------|---------------|------------|
| 1 mile | 11,083 | \$169,427 | 3,966 |
| 3 mile | 126,021 | \$169,856 | 42,961 |
| 5 mile | 327,524 | \$162,700 | 116,008 |

2020 ESRI



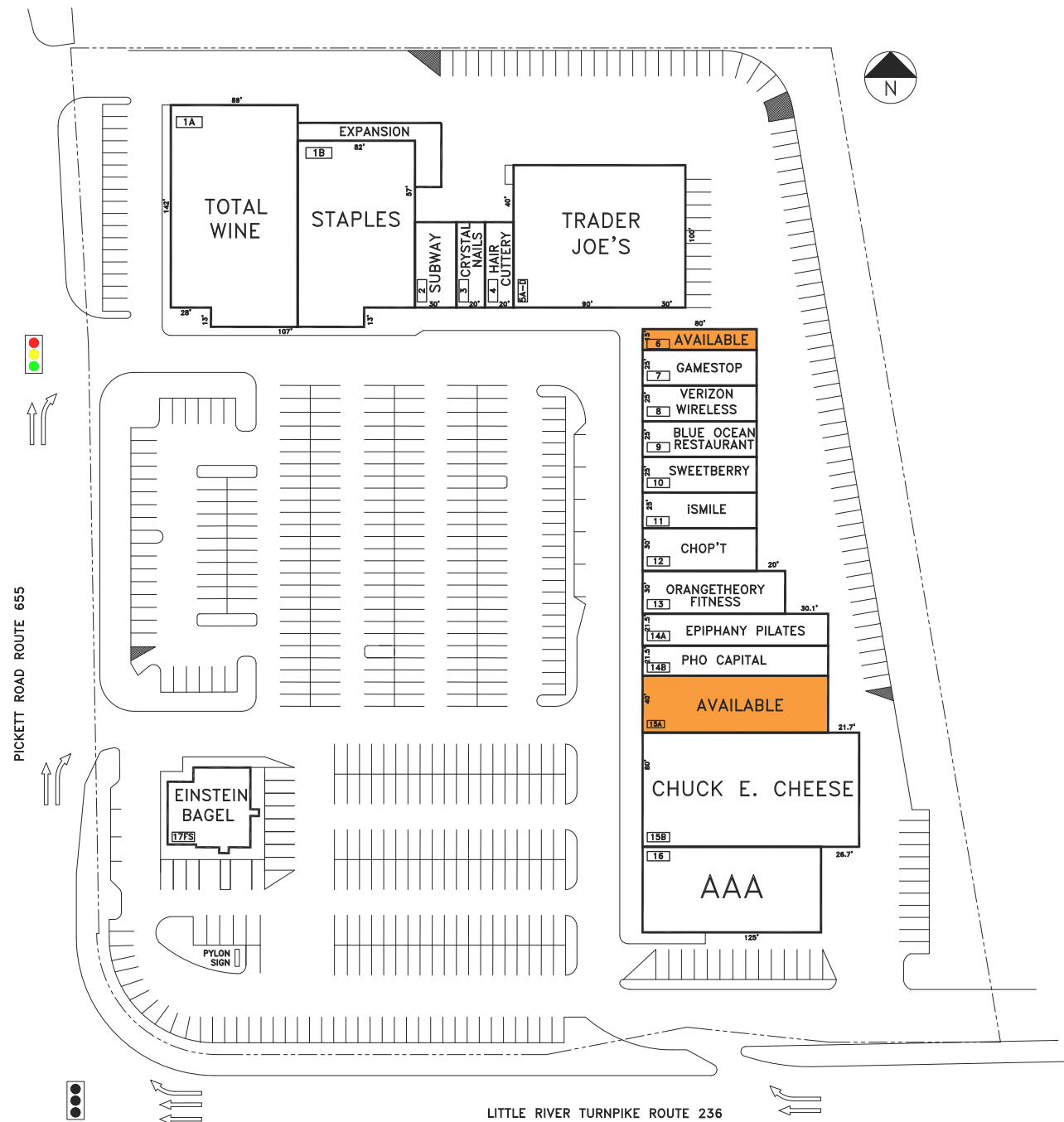
LOCATION
Little River Turnpike & Pickett Road - Fairfax, VA

LEASING CONTACT
Andrew Iszard
202.736.2827 | AndrewIszard@combined.biz



PICKETT SHOPPING CENTER

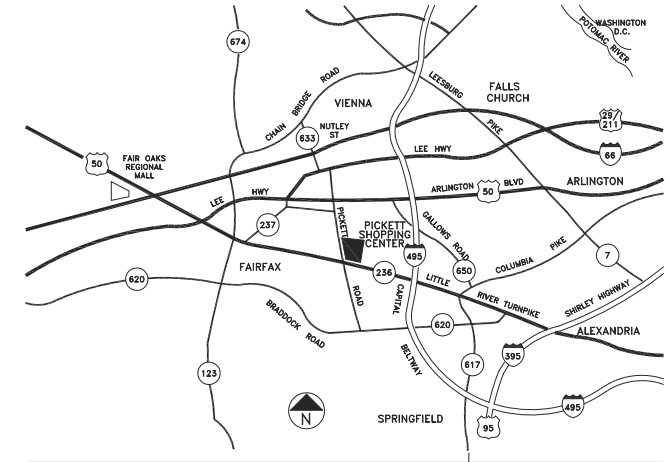
FAIRFAX CITY, VIRGINIA



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.

50' 100'
APPROX. SCALE



TENANT ROSTER

| | | | | | |
|-------|------------------|-----------|------|----------------------|-----------|
| 1 | TOTAL WINE | 12,814 SF | 10 | SWEETBERRY | 2,000 SF |
| 1B | STAPLES | 10,410 SF | 11 | ISMILE | 2,000 SF |
| 2 | SUBWAY | 1,800 SF | 12 | CHOPT | 2,400 SF |
| 3 | CRYSTAL NAILS | 1,200 SF | 13 | ORANGETHEORY FITNESS | 2,805 SF |
| 4 | HAIR CUTTERY | 1,200 SF | 14A | EPIPHANY PILATES | 2,795 SF |
| 5A-5D | TRADER JOE'S | 12,000 SF | 14B | PHO CAPITAL | 2,795 SF |
| 6 | AVAILABLE | 1,200 SF | 15A | AVAILABLE | 5,200 SF |
| 7 | GAMESTOP | 2,000 SF | 15B | CHUCK E CHEESE | 12,250 SF |
| 8 | VERIZON WIRELESS | 2,000 SF | 16 | AAA | 7,500 SF |
| 9 | BLUE OCEAN | 2,000 SF | 17FS | EINSTEIN BAGELS | 3,000 SF |

PARKING PROVIDED =
PARKING REQUIRED =
GLA AS PER RENT ROLL = 89,369 SF
ZONED = C-2
REV. DATE = JAN 2020

PICKETT 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