SCOUT® on the CIRCLE Fairfax, VA 22031



PROJECT FACTS

- ▶ 29,200 SF of small shop retail
- **54,000 SF** Giant Food grocer anchor
- Major mixed-use redevelopment planned to include: 400 apartments
- Project will feature 2 parking garages as well as ample convenience parking
- Retail will orient to heavily trafficked Route 50 providing great visibility and access
- Project will feature multiple amenities including a large plaza and active streetscape

2018 DEMOGRAPHICS

	Population I	Avg HH Income	Households
1 mile	19,004	\$129,798	7,291
3 mile	120,744	\$157,215	44,818
5 mile	319,853	\$154,089	116,323
			2018 ESRI



LOCATION
Intersection of Routes 50 & 29 - Fairfax, VA

LEASING CONTACT

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S C L T





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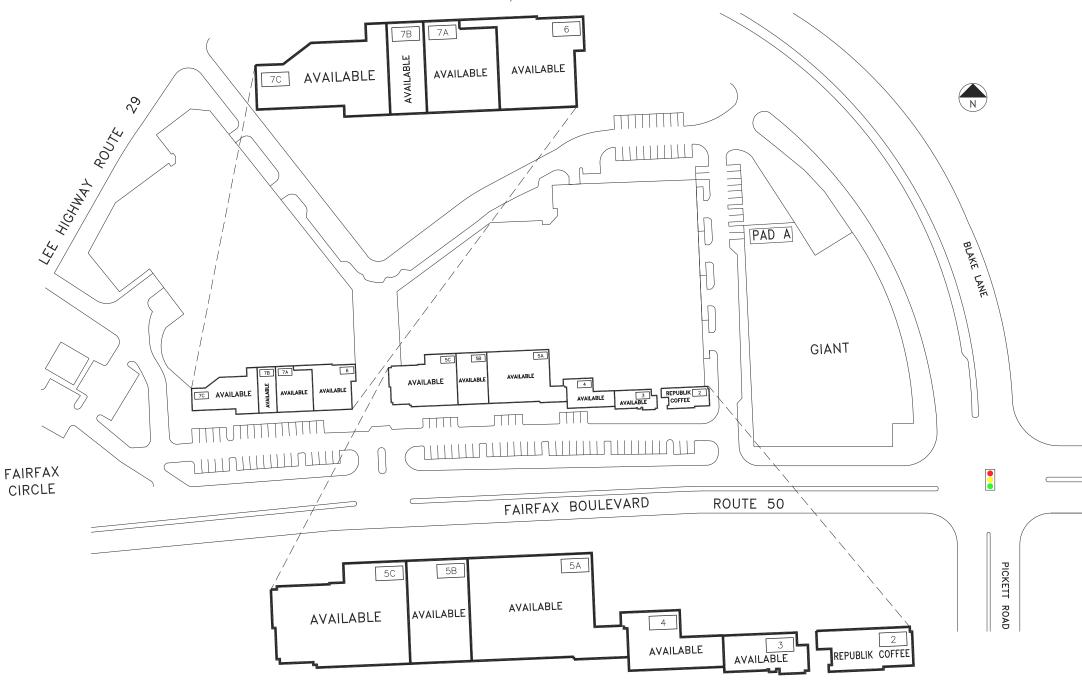
9320 Wilshire Boulevard | Ste 310 | Beverly Hills, CA 90212 Office: 310.205.9616 | Fax: 310.228.2160 | www.combined.biz





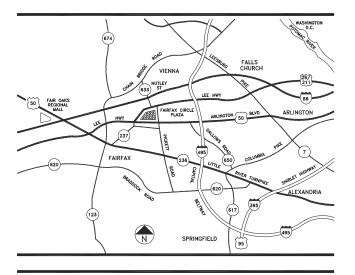
SCOUT ON THE CIRCLE

FAIRFAX CITY, VIRGINIA



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 DRAWNS IS ALSO SUBJECT TO CHANCE, REVIEW AND APPROVAL OF ALL GOVERNMENTAL AUTHORITES. ADDITIONAL BUILDINGS OR STRUCTURES MAY BE BUILT OR ADDED AND EMISTING BUILDINGS OR STRUCTURES OF THE AND THE LANDSCAPING AND PARKING LAYOUT IS SUBJECT TO CHANCE.

50' 100' APPROX. SCALE LEASING PLAN



TENANT ROSTER

2	REPUBLIK COFFEE	1,346 SF		
3	AVAILABLE	1,308 SF		
4	AVAILABLE	1,648 SF		
5A	AVAILABLE	5,207 SF		
5B	AVAILABLE	1,938 SF		
5C	AVAILABLE	5,201 SF		
6	AVAILABLE	3,852 SF		
7A	AVAILABLE	3,026 SF		
7B	AVAILABLE	1,582 SF	_	
7C	AVAILABLE	4,093 SF		
PAD A	GIANT	54,000 SF		
			PARKING PROVIDED =	
			PARKING PROVIDED = PARKING REQUIRED =	
				28,246 SI
			PARKING REQUIRED =	
			PARKING REQUIRED = GLA AS PER RENT ROLL =	28,246 SI C-: April 2015

SCOUT ON THE CIRCLE

U.S ROUTE 50 & ROUTE 29/211 FAIRFAX CITY, VIRGINIA 22031



COMBINED PROPERTIES INCORPORATED

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