SCOUT® on the CIRCLE Fairfax, VA 22031

Scout on the circle®

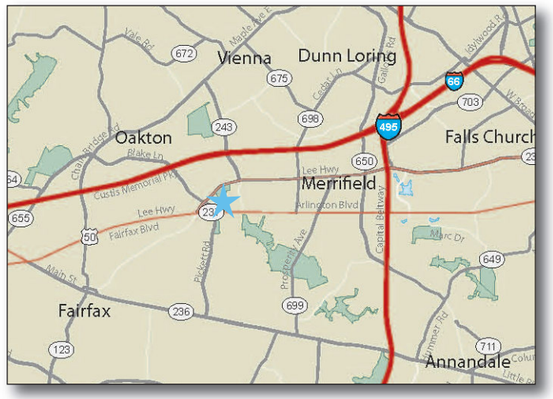
PROJECT FACTS

- **29,200 SF** of small shop retail
- **54,000 SF** Giant Food grocer anchor
- Major mixed-use redevelopment with 400 apartment units
- Project features 2 parking garages as well as ample convenience parking
- Retail oriented to heavily trafficked Route 50 providing great visibility and access
- Project features multiple amenities including a large plaza and active streetscape

2025 DEMOGRAPHICS

	Population	Avg HH Income	Households
1 mile	20,526	$184,604	7,858
3 mile	124,402	$207,388	45,791
5 mile	332,736	$202,332	118,382

2025 ESRI



LOCATION

Intersection of Routes 50 & 29 - Fairfax, VA

LEASING CONTACT

Andrew Iszard
202.736.2827 | AndrewIszard@combined.biz

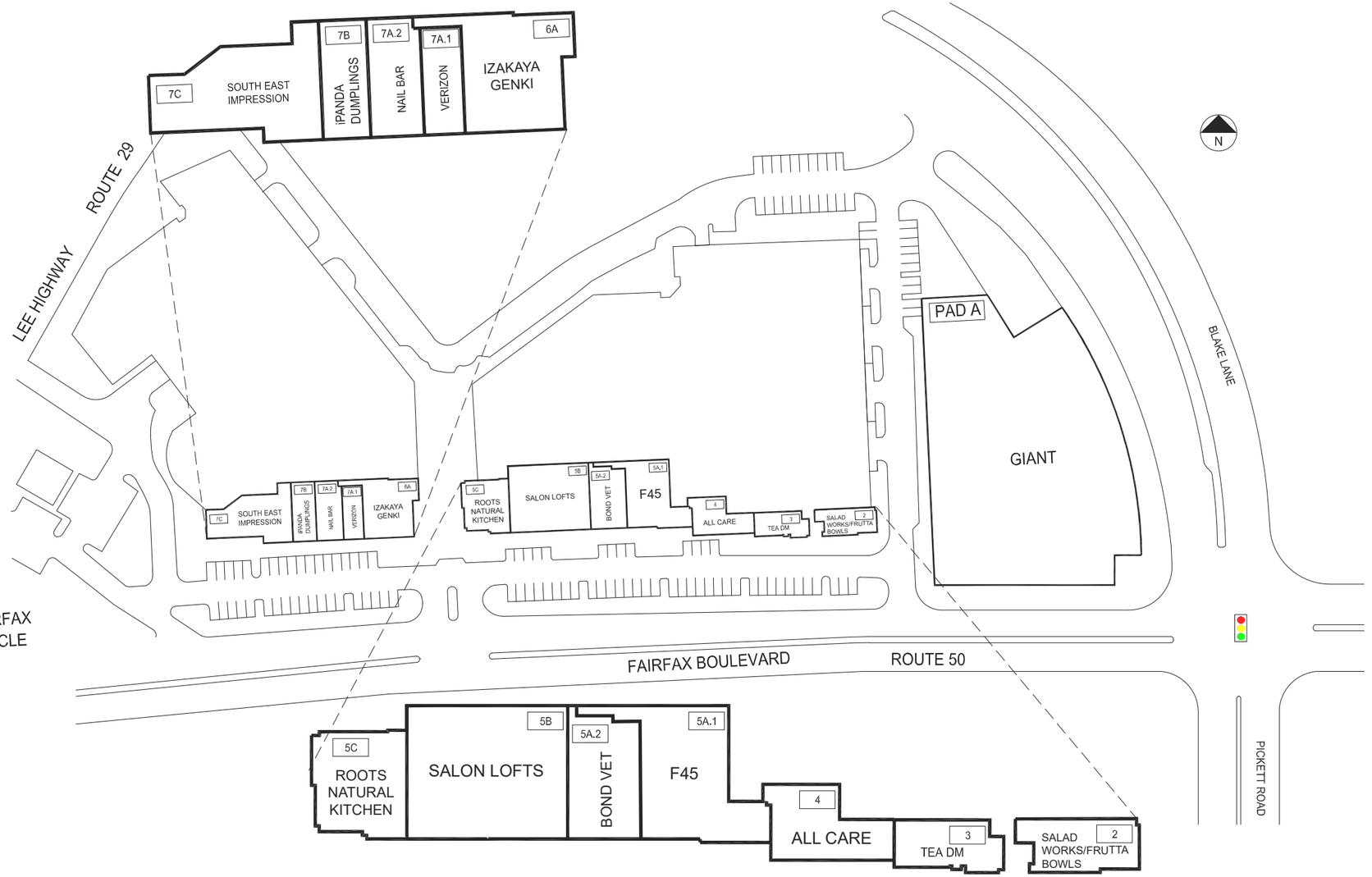
Combined Properties

EAST COAST OFFICE
7315 Wisconsin Avenue | Ste 1000 West | Bethesda, MD 20814
Office: 202.293.4500 | Fax: 202.833.3013 | www.combined.biz

Combined Properties

SCOUT ON THE CIRCLE

FAIRFAX CITY, VIRGINIA

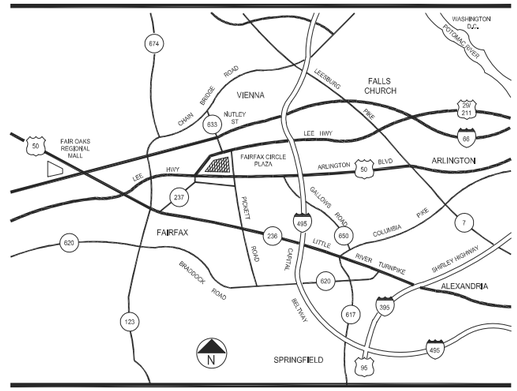


THE SHOPPING CENTER LAYOUT SHOWN IS PRELIMINARY AND SUBJECT TO MODIFICATION AND REVISION. NO REPRESENTATION IS MADE AS TO OCCUPANCY, TYPES OF BUSINESS OR TENANT SHOWN ON SAME. THIS DRAWING IS ALSO SUBJECT TO CHANGE, REVIEW AND APPROVAL OF ALL GOVERNMENTAL AUTHORITIES. ADDITIONAL BUILDINGS OR STRUCTURES 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



TENANT ROSTER

2	SALAD WORKS/FRUTTA BOWLS	1,377 SF
3	TEA DM	1,338 SF
4	ALL CARE FAMILY MEDICAL	1,666 SF
5A.1	F45	2,609 SF
5A.2	BOND VET	2,421 SF
5B	SALON LOFTS	4,664 SF
5C	ROOTS NATURAL KITCHEN	2,562 SF
6A	IZAKAYA GENKI	3,853 SF
7A.1	VERIZON	1,446 SF
7A.2	NAIL BAR	1,544 SF
7B	IPANDA DUMPLINGS	1,583 SF
7C	SOUTH EAST IMPRESSION	4,104 SF
PAD A	GIANT	53,837 SF

PARKING PROVIDED =	
PARKING REQUIRED =	
GLA AS PER RENT ROLL =	28,246 SF
ZONED =	C-2
REV. DATE =	SEPT 2025

SCOUT ON THE CIRCLE

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

COMBINED PROPERTIES INCORPORATED

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