PROJECT FACTS
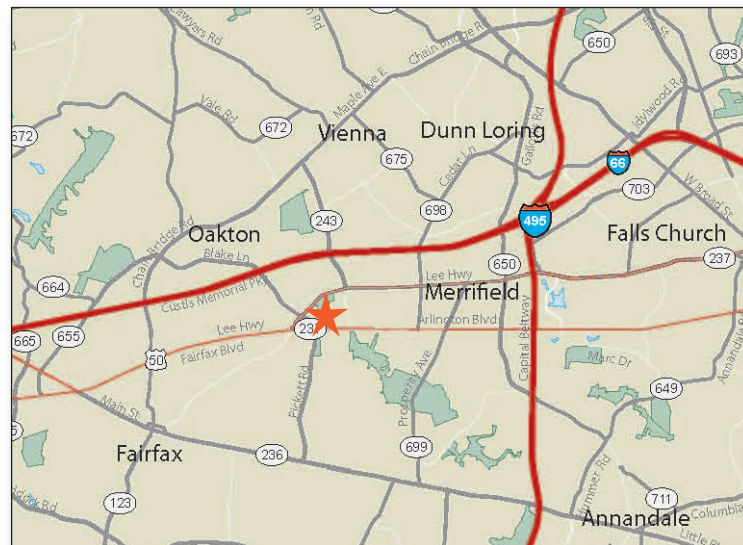
▶ **28,000 SF** of small shop retail

▶ **54,000 SF** grocer

▶ 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

2016 DEMOGRAPHICS

	Population	Avg HH Income	Households
1 mile	18,458	$121,792	7,107
3 mile	120,228	$149,974	44,118
5 mile	314,820	$146,695	113,715

2016 ESRI

LOCATION
Intersection of Routes 50 & 29 - Fairfax, VA

LEASING CONTACT
Maddie Netter
202.736.2804 ❙ MNetter@combined.biz

SCOUT® ON THE CIRCLE

FAIRFAX CITY, VIRGINIA

2H 2G 2F
2J AVAILABLE AVAILABLE AVAILABLE AVAILABLE

LEE HIGHWAY ROUTE 29

N

2H 2G 2F
2J AVAILABLE AVAILABLE AVAILABLE

1F 1E 1D
AVAILABLE AVAILABLE AVAILABLE
1C
AVAILABLE
1B 1A
AVAILABLE AVAILABLE

PAD A

LEASE OUT

BLAKE LANE

FAIRFAX CIRCLE

FAIRFAX BOULEVARD ROUTE 50

PICKETT ROAD

1F 1E 1D
AVAILABLE AVAILABLE AVAILABLE
1C
AVAILABLE
1B 1A
AVAILABLE AVAILABLE

LEASING PLAN

50' 100'
APPROX. SCALE

TENANT ROSTER

1A	AVAILABLE	1,268 SF
1B	AVAILABLE	1,246 SF
1C	AVAILABLE	1,582 SF
1D	AVAILABLE	5,057 SF
1E	AVAILABLE	1,935 SF
1F	AVAILABLE	5,000 SF
2F	AVAILABLE	3,681 SF
2G	AVAILABLE	2,937 SF
2H	AVAILABLE	1,547 SF
2J	AVAILABLE	3,993 SF
PAD A	LEASE OUT	54,000 SF

PARKING PROVIDED =	
PARKING REQUIRED =	
GLA AS PER RENT ROLL =	28,246 SF
ZONED =	C-2
REV. DATE =	03.28.17
PLOT DATE =	03.28.17

SCOUT ON THE CIRCLE

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