## SCOUT® on the CIRCLE Fairfax, VA 22031



### **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 I Av	<u>g HH Income</u> I	<u>Households</u>
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 ESDI



### LOCATION

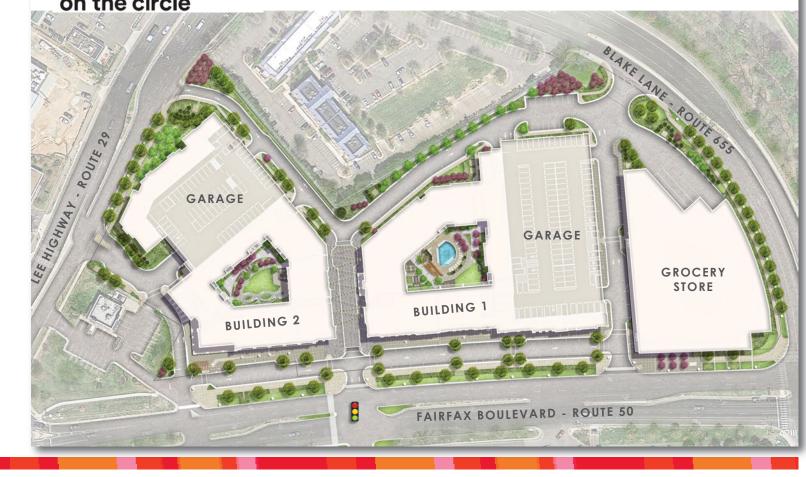
Intersection of Routes 50 & 29 - Fairfax, VA

### **LEASING CONTACT**

Maddie Netter 202.736.2804 | MNetter@combined.biz



# Scout® on the circle



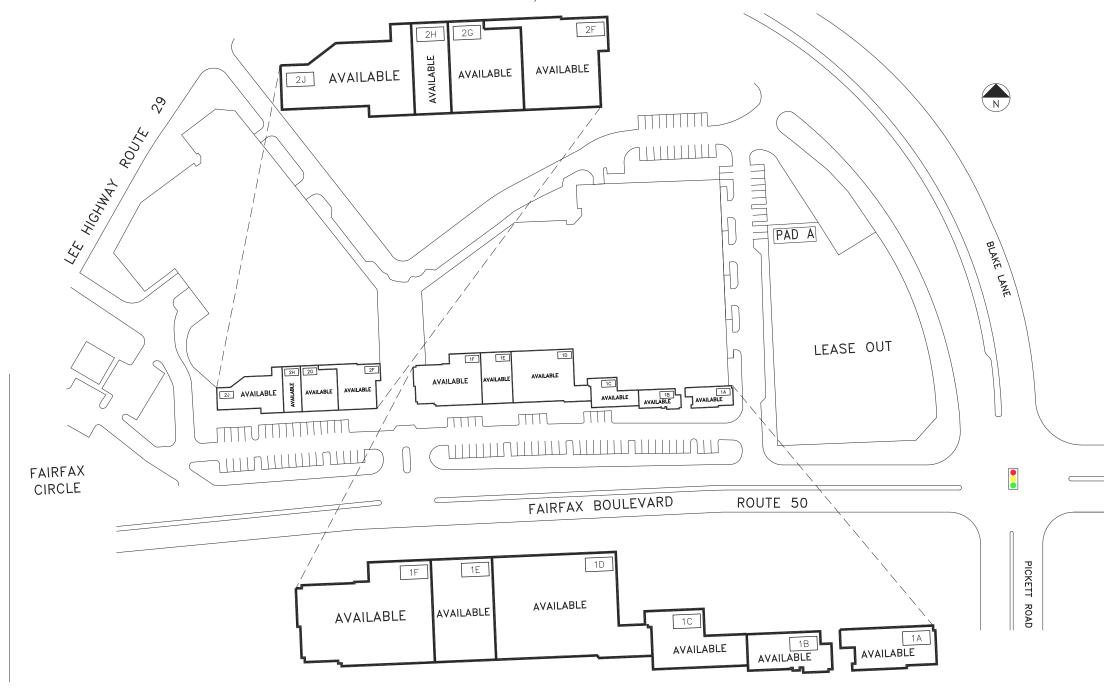






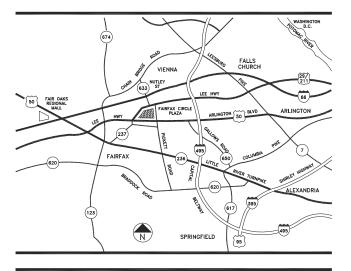
# SCOUT® ON THE CIRCLE

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 TEMANT SHOWN ON SAME. THIS DRAWNS IS ALSO SUBJECT TO CHANGE, REVIEW AND APPROVAL OF ALL COVERNIENTIA, JUTHORITES. ADDITIONAL BULLIONS OR STRUCTURES MAY BE BUILT OR ADDED AND EXISTING BUILDINGS OR STRUCTURES AND THE LANDSCAPING AND PARKING LAYOUT IS SUBJECT TO CHANGE.

50' 100 APPROX. SCALE LEASING PLAN



### TENANT ROSTER

Α	AVAILABLE	1,268 SF		
В	AVAILABLE	1,246 SF		
C	AVAILABLE	1,582 SF		
D	AVAILABLE	5,057 SF		
E	AVAILABLE	1,935 SF		
F	AVAILABLE	5,000 SF		
2F	AVAILABLE	3,681 SF		
2G	AVAILABLE	2,937 SF		
2H	AVAILABLE	1,547 SF		
<u>J</u>	AVAILABLE	3,993 SF		
AD 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



#### COMBINED PROPERTIES INCORPORATED

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