

# TURNPIKE SHOPPING CENTER Fairfax, VA 22031



## PROJECT FACTS

**GLA: 103,250 SF**

- ▶ Center is located in the affluent City of Fairfax where the HH median income is \$99,671 and ranks as the 15th wealthiest county in the U.S. as published by the Census Bureau (July 2017)
- ▶ A major redevelopment of the center was completed 4Q 2013 that included a new facade, updated landscaping and lighting
- ▶ Upgraded access with traffic signal from Pickett Road
- ▶ 42,000 vehicles drive by the center daily

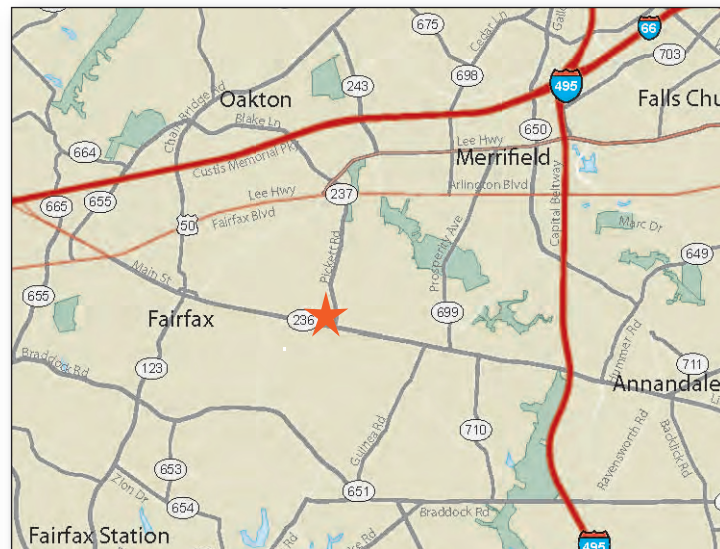
## FEATURED TENANTS

Ross Dress for Less, PetSmart, Dollar Tree

## 2018 DEMOGRAPHICS

	Population	Avg HH Income	Households
1 mile	10,956	\$162,081	3,931
3 mile	124,904	\$156,417	42,648
5 mile	321,172	\$150,899	113,790

2018 ESRI



## LOCATION

Main Street & Pickett Road - Fairfax, VA

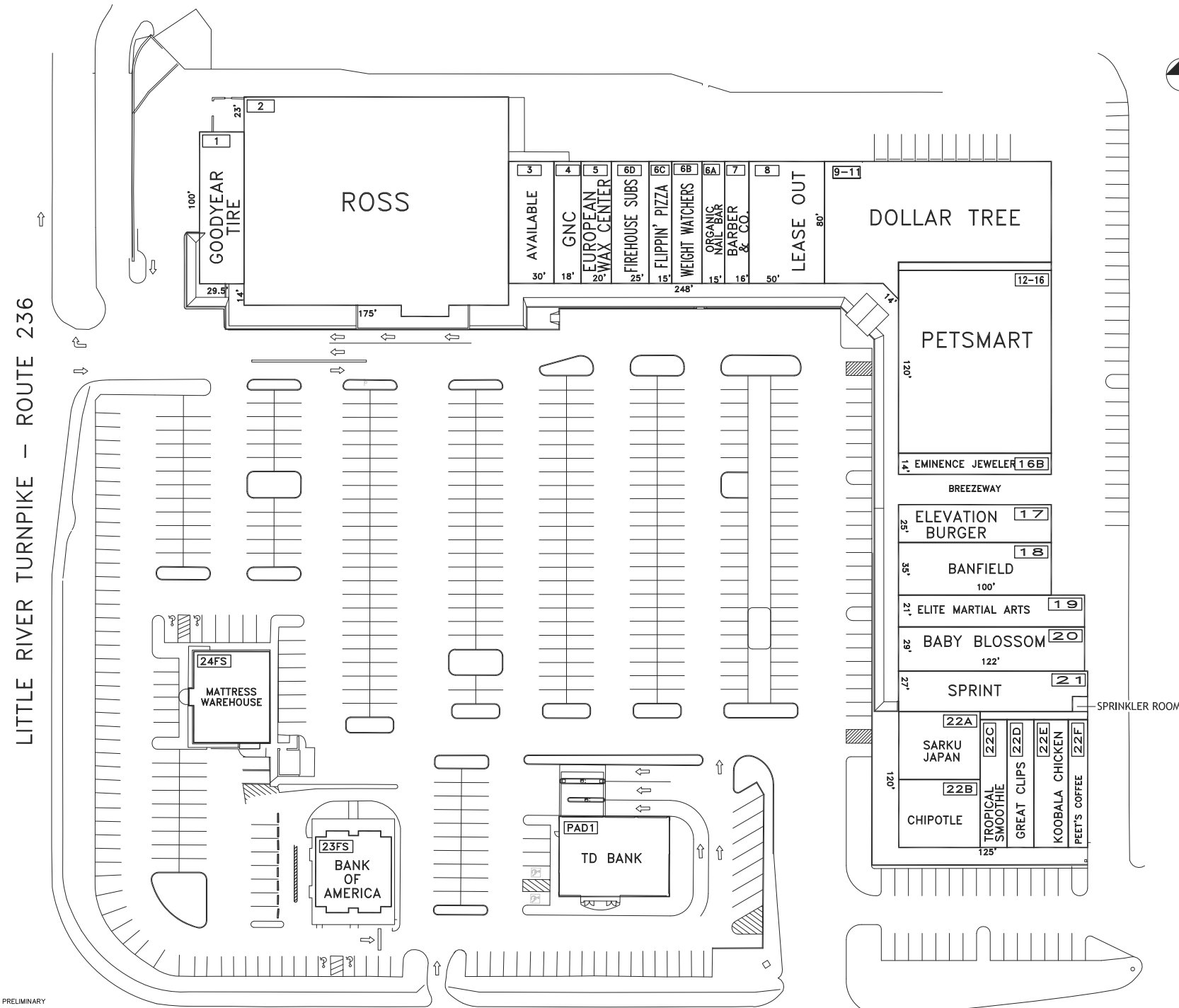
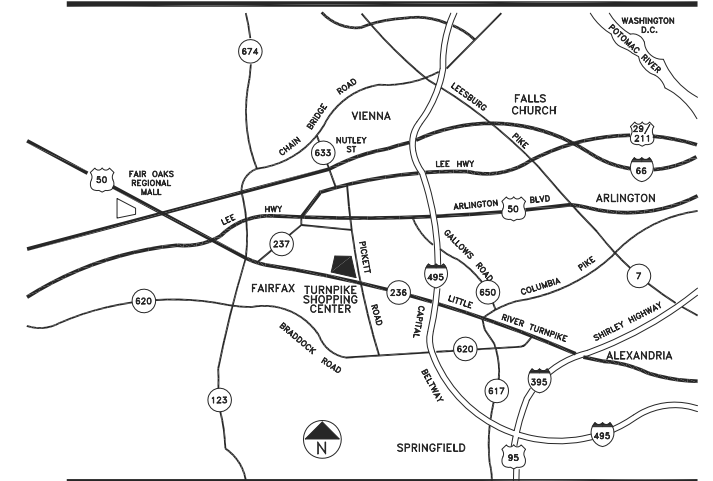
## LEASING CONTACT

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# TURNPIKE SHOPPING CENTER

FAIRFAX CITY, VIRGINIA



## TENANT ROSTER

1	GOODYEAR TIRE	3,000 SF	17	ELEVATION BURGER	2,500 SF
2	ROSS	24,125 SF	18	BANFIELD	3,500 SF
3	AVAILABLE	2,400 SF	19	ELITE MARTIAL ARTS	2,528 SF
4	GNC	1,440 SF	20	BABY BLOSSOM	3,565 SF
5	EUROPEAN WAX CENTER	1,600 SF	21	SPRINT	3,100 SF
6A	ORGANIC NAIL BAR	1,200 SF	22A	SARKU JAPAN	2,200 SF
6B	WEIGHT WATCHERS	1,600 SF	22B	CHIPOTLE	2,200 SF
6C	FLIPPIN' PIZZA	1,176 SF	22C	TROPICAL SMOOTHIE CAFE	1,400 SF
6D	FIREHOUSE SUBS	2,000 SF	22D	GREAT CLIPS	1,205 SF
7	BARBER SHOP & CO.	1,280 SF	22E	KOOBALA CHICKEN	2,119 SF
8	LEASE OUT	4,000 SF	22F	PEET'S COFFEE	1,800 SF
9-11	DOLLAR TREE	10,609 SF	23FS	BANK OF AMERICA	2,500 SF
12-16	PETSMART	11,960 SF	24FS	MATTRESS WAREHOUSE	3,000 SF
16B	EMINENCE JEWELER	1,400 SF			
PAD1	TD BANK	3,848 SF			

PARKING PROVIDED =  
 PARKING REQUIRED =  
 GLA AS PER RENT ROLL = 103,255 SF  
 ZONED = C-2  
 REV. DATE = April 2019  
 PLOT DATE = 12.11.18

## TURNPIKE SHOPPING CENTER

LITTLE RIVER TURNPIKE, ROUTE 236  
 & PICKETT ROAD, ROUTE 655  
 FAIRFAX CITY, VIRGINIA 22031



COMBINED PROPERTIES INCORPORATED

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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.

20' 40' 100'  
 APPROX. SCALE

PICKETT ROAD - ROUTE 655

## LEASING PLAN