

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 \$116,979 and ranks as the 10th wealthiest county in the U.S. as published by the Census Bureau (2019)
- ▶ 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

2020 DEMOGRAPHICS

	Population	Avg HH Income	Households
1 mile	10,367	\$167,482	3,744
3 mile	126,363	\$169,471	43,114
5 mile	324,854	\$163,040	115,159

2020 ESRI



LOCATION

Main Street & Pickett Road - Fairfax, VA

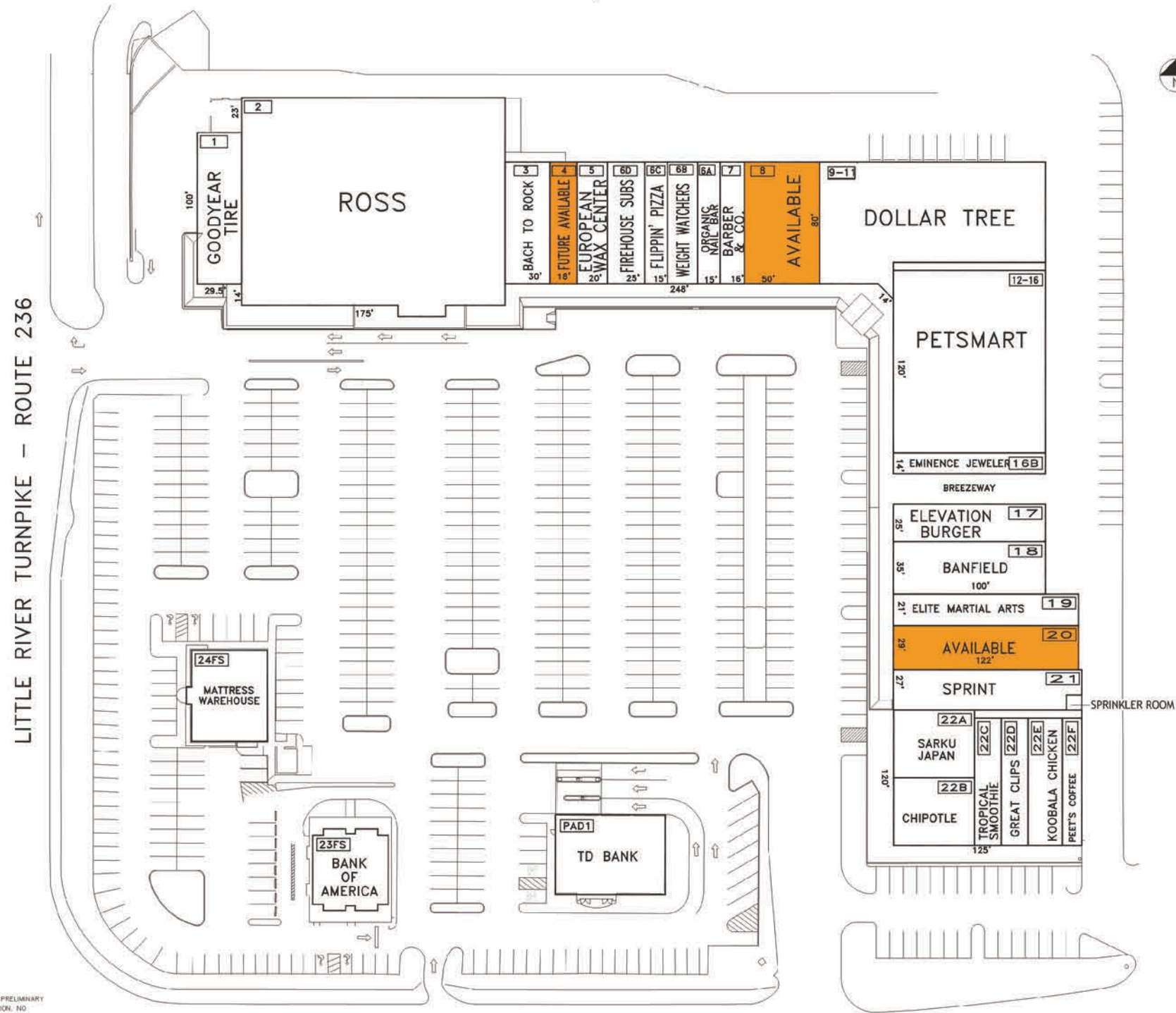
LEASING CONTACT

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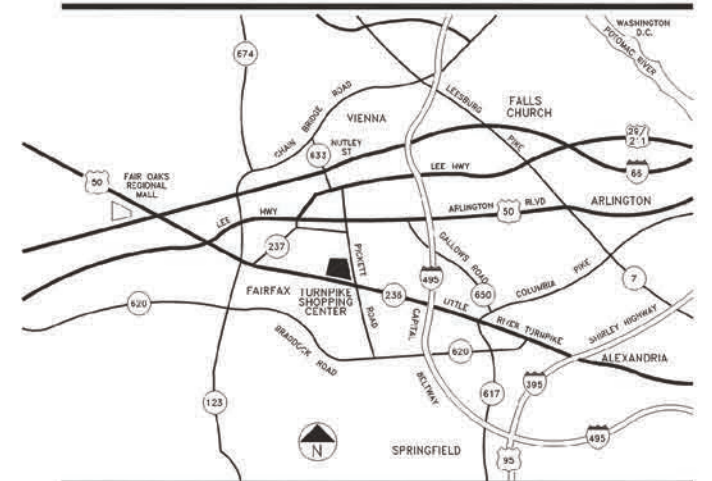
TURNPIKE SHOPPING CENTER

FAIRFAX CITY, VIRGINIA



PICKETT ROAD - ROUTE 655

LEASING PLAN



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	BACH TO ROCK	2,400 SF	19	ELITE MARTIAL ARTS	2,528 SF
4	FUTURE AVAILABLE	1,440 SF	20	AVAILABLE	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	AVAILABLE	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
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PARKING PROVIDED =	
PARKING REQUIRED =	
GLA AS PER RENT ROLL =	103,255 SF
ZONED =	C-2
REV. DATE =	JAN 2020

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.

APPROX. SCALE