



PROJECT FACTS

GLA: 92,000 SF

- ▶ Dominant grocery & pharmacy-anchored neighborhood center
- ▶ Center is located in affluent Fairfax County which ranked as the 3rd wealthiest county in the U.S.(Census Bureau 2017) with a median HH income of \$115,717
- ▶ Shopping center is located in a major regional employment area with the presence of Fairfax County's government facilities & courthouse, the City of Fairfax government offices and nearby George Mason University
- ▶ Major redevelopment of property is in the planning stages

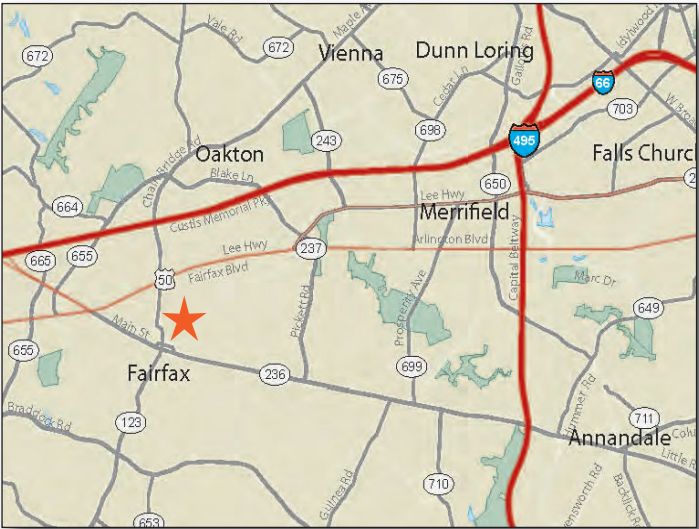
FEATURED TENANTS

Safeway, CVS/pharmacy

2018 DEMOGRAPHICS

	Population	Avg HH Income	Households
1 mile	15,079	\$146,021	4,327
3 mile	115,107	\$153,159	32,319
5 mile	278,008	\$160,388	83,800

2018 ESRI



LOCATION

Old Lee Highway & University Drive - Fairfax, VA

LEASING CONTACT

Andrew Iszard
202.736.2827 | AndrewIszard@combined.biz



FAIRFAX CITY, VIRGINIA



50' 100'

APPROX. SCALE



PAD A AVAILABLE	3,559 SF
PAD B AVAILABLE	5,131 SF
TOTAL GLA =	8,690 SF

UNIVERSITY DRIVE & OLD LEE HIGHWAY
10300-10398 WILLARD WAY
FAIRFAX, VIRGINIA 22030

