

COURTHOUSE PLAZA

Fairfax, VA 22030



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

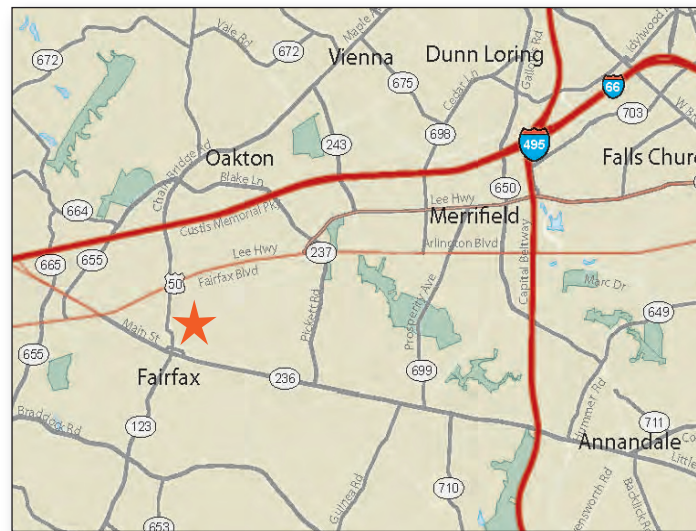
FEATURED TENANTS

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



COURTHOUSE PLAZA

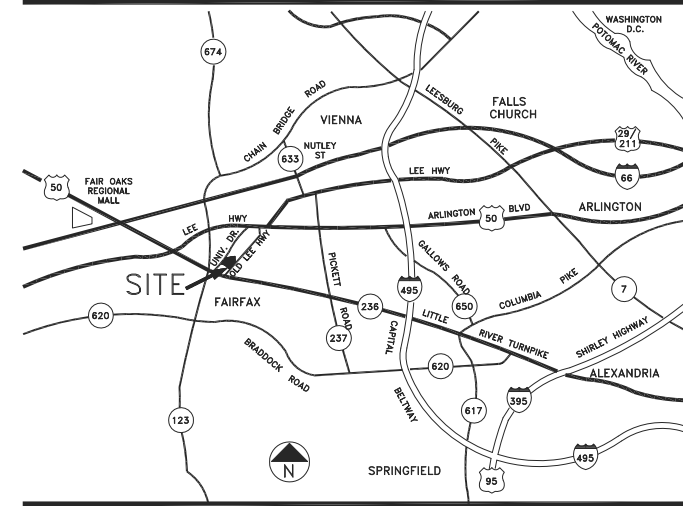
FAIRFAX CITY, VIRGINIA



LEASING PLAN

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.

50' 100'
APPROX. SCALE



TENANT ROSTER

10302 AVAILABLE	2,500 SF	10376 FRESH NAILS	2,000 SF
10304 FAIRFAX SURF SHOP	2,500 SF	10378 PIZZA HUT, INC.	2,000 SF
10308 VIRGINIA ABC	3,000 SF	10380 TOKYO GRILL	1,500 SF
10312 TANDOORI NIGHTS	6,000 SF	10382 CHUBBY SQUIRREL BREWERY	1,500 SF
10318 TITLE BOXING	4,000 SF	10384 LEGEND BARBER	1,500 SF
10350 SAFEWAY	40,000 SF	10390 CVS	10,670 SF
10374 AVAILABLE	2,000 SF	10394 LEASE OUT	1,500 SF
		10396 FAIRFAX VETERINARIAN	2,500 SF

10324 UTILITY ROOM	1,680 SF	PARKING PROVIDED =	
		PARKING REQUIRED =	
		GLA AS PER RENT ROLL =	83,170 SF
		ZONED =	C-2 COMMERCIAL RETAIL
		REV. DATE =	11.27.18
		PLOT DATE =	12.11.18

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

COURTHOUSE PLAZA

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



COMBINED PROPERTIES INCORPORATED

1025 Thomas Jefferson Street NW
Suite 700 East
Washington, DC 20007
(202) 293-4500
FAX (202) 833-3013