

# 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

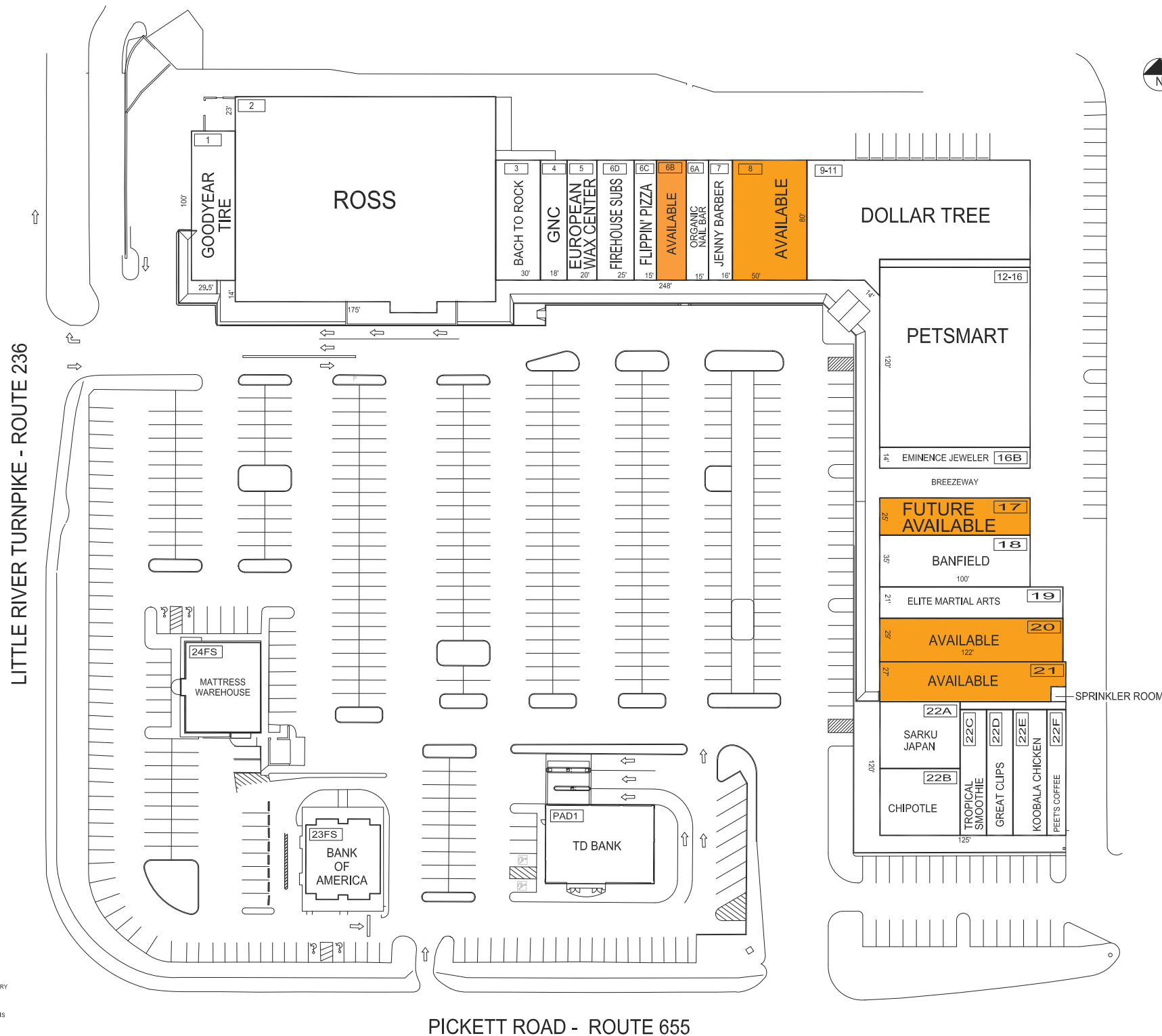
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# TURNPIKE SHOPPING CENTER

# FAIRFAX CITY, VIRGINIA

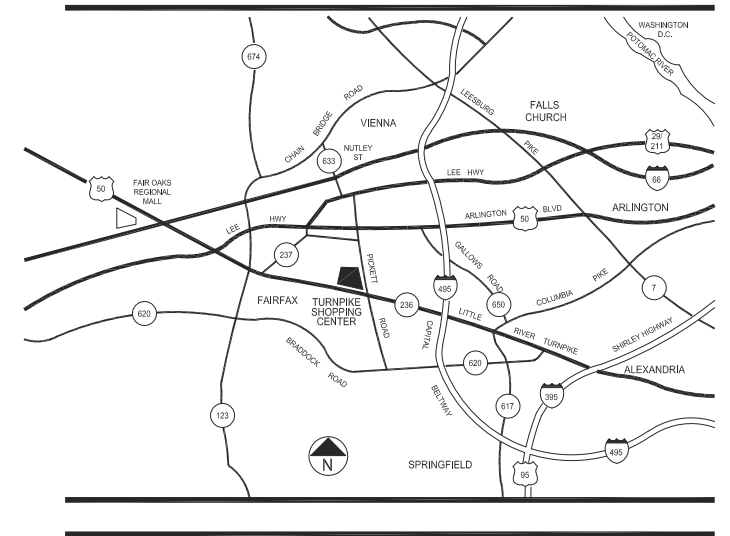


PICKETT ROAD - ROUTE 655

## LEASING PLAN

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



## TENANT ROSTER

1	GOODYEAR TIRE	3,000 SF
2	ROSS	24,125 SF
3	BACH TO ROCK	2,400 SF
4	GNC	1,440 SF'
5	EUROPEAN WAX CENTER	1,600 SF
6A	ORGANIC NAIL BAR	1,200 SF
6B	AVAILABLE	1,600 SF
6C	FLIPPIN' PIZZA	1,176 SF
6D	FIREHOUSE SUBS	2,000 SF
7	JENNY BARBER	1,280 SF
8	AVAILABLE	4,000 SF
9-11	DOLLAR TREE	10,609 SF
12-16	PETSMART	11,960 SF
16B	EMINENCE JEWELER	1,400 SF
PAD1	TD BANK	3,848 SF

17	FUTURE AVAILABLE	2,500 SF
18	BANFIELD	3,500 SF
19	ELITE MARTIAL ARTS	2,528 SF
20	AVAILABLE	3,565 SF
21	AVAILABLE	3,100 SF
22A	SARKU JAPAN	2,200 SF
22B	CHIPOTLE	2,200 SF
22C	TROPICAL SMOOTHIE CAFE	1,400 SF
22D	GREAT CLIPS	1,205 SF
22E	KOOBALA CHICKEN	2,119 SF
22F	PEET'S COFFEE	1,800 SF
23FS	BANK OF AMERICA	2,500 SF
24FS	MATTRESS WAREHOUSE	3,000 SF

PARKING PROVIDED =

PARKING REQUIRED =

GLA AS PER RENT ROLL = 103,255 SF

ZONED = C-2

REV. DATE = MAR 2021

# TURNPIKE SHOPPING CENTER

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



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