



on the circle
SCOUT®

PROJECT FACTS

- ▶ 29,200 SF of small shop retail
- ▶ 54,000 SF Giant Food grocer anchor
- ▶ Major mixed-use redevelopment with 400 apartment units
- ▶ Project features 2 parking garages as well as ample convenience parking
- ▶ Retail oriented to heavily trafficked Route 50 providing great visibility and access
- ▶ Project features multiple amenities including a large plaza and active streetscape

2022 DEMOGRAPHICS

	Population	Avg HH Income	Households
1 mile	20,126	\$171,132	7,679
3 mile	122,957	\$166,799	45,206
5 mile	329,250	\$194,425	117,061

2023 ESRI



LOCATION

Intersection of Routes 50 & 29 - Fairfax, VA

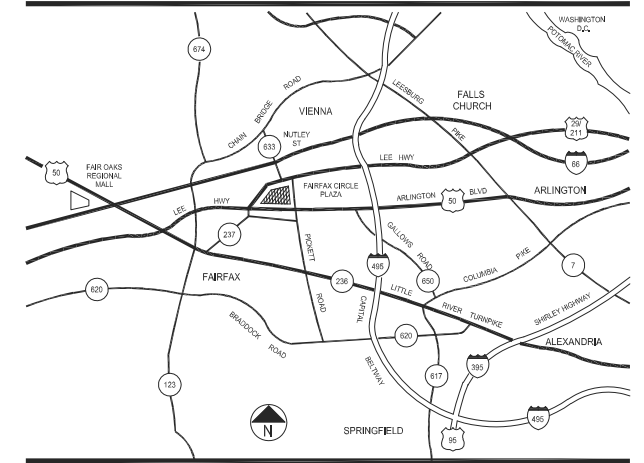
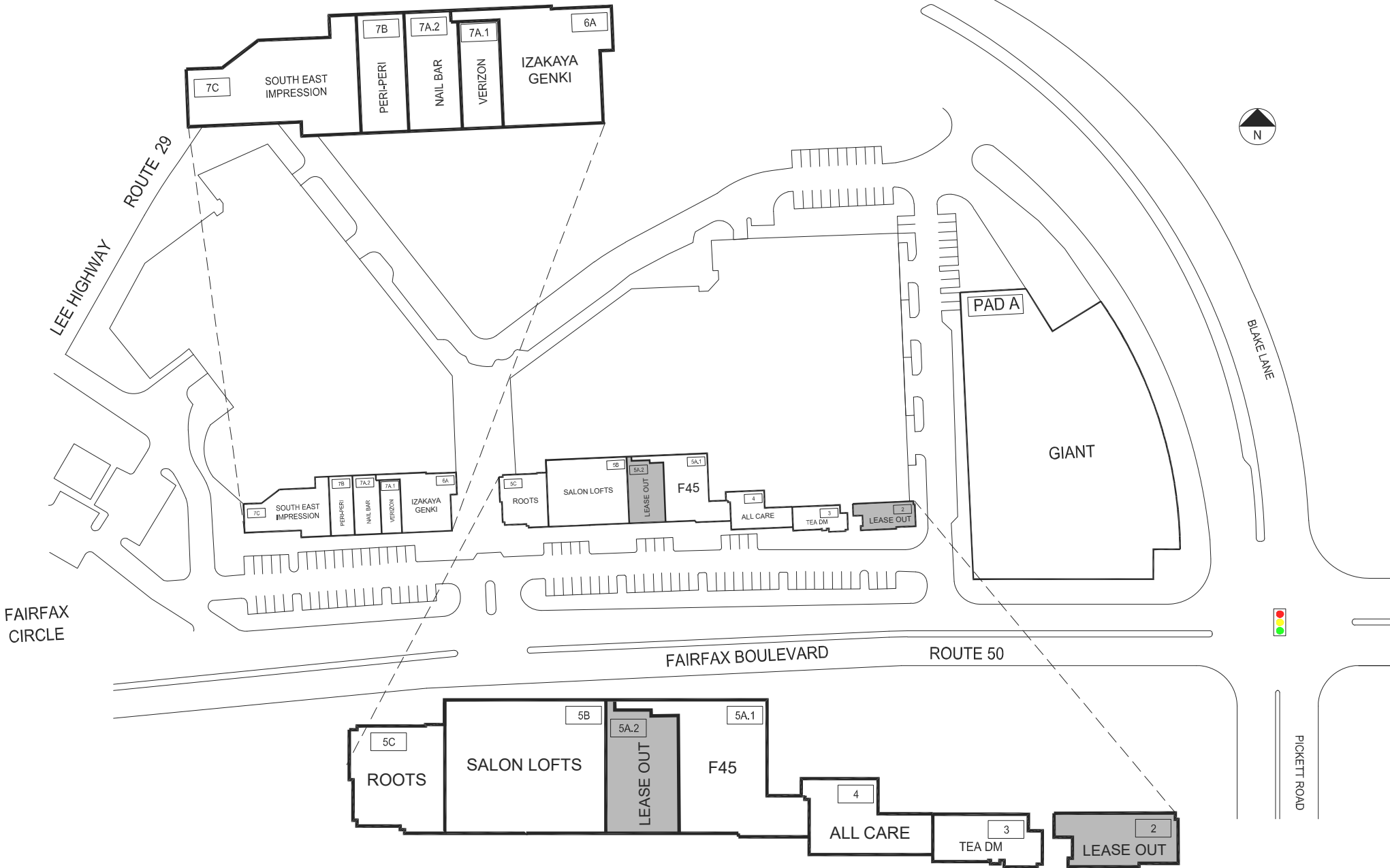
LEASING CONTACT

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SCOUT ON THE CIRCLE

FAIRFAX CITY, VIRGINIA



TENANT ROSTER

2	LEASE OUT	1,377 SF	
3	TEA DM	1,308 SF	
4	ALL CARE FAMILY MEDICAL	1,666 SF	
5A.1	F45	2,407 SF	
5A.2	LEASE OUT	2,490 SF	
5B	SALON LOFTS	4,664 SF	
5C	ROOTS NATURAL KITCHEN	2,562 SF	
6A	IZAKAYA GENKI	3,852 SF	
7A.1	VERIZON	1,447 SF	
7A.2	NAIL BAR	1,544 SF	
7B	PERI-PERI	1,582 SF	
7C	SOUTH EAST IMPRESSION	4,104 SF	
PAD A GIANT		54,000 SF	
PARKING PROVIDED =			
PARKING REQUIRED =			
GLA AS PER RENT ROLL =		28,246 SF	
ZONED =		C-2	
REV. DATE =		FEB 2023	

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

LEASING PLAN

SCOUT ON THE CIRCLE

U.S ROUTE 50 & ROUTE 29/211
FAIRFAX CITY, VIRGINIA 22031



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