

# TURNPIKE SHOPPING CENTER Fairfax, VA 22031



**PROJECT FACTS**  
**GLA: 103,250 SF**

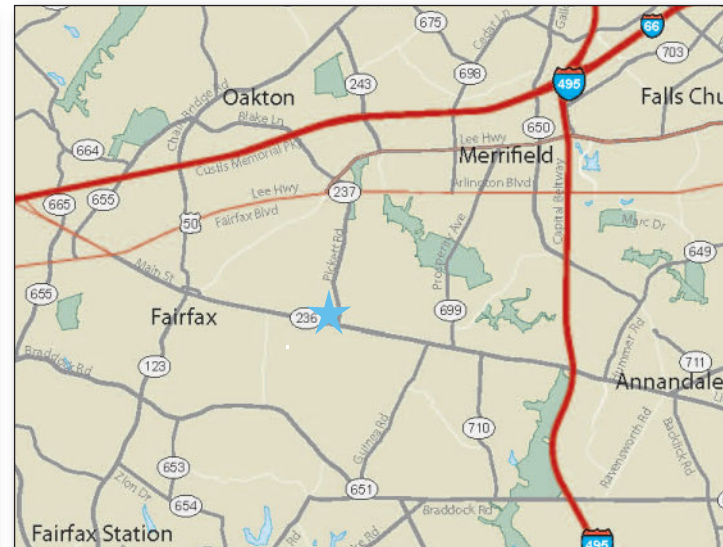
- ▶ Center is located in the affluent City of Fairfax where the HH median income is \$118,492 (Census Bureau 2021)
- ▶ Upgraded access with traffic signal from Pickett Road
- ▶ 42,000 vehicles drive by the center daily

**FEATURED TENANTS**  
 Ross Dress for Less, PetSmart, Dollar Tree

**2022 DEMOGRAPHICS**

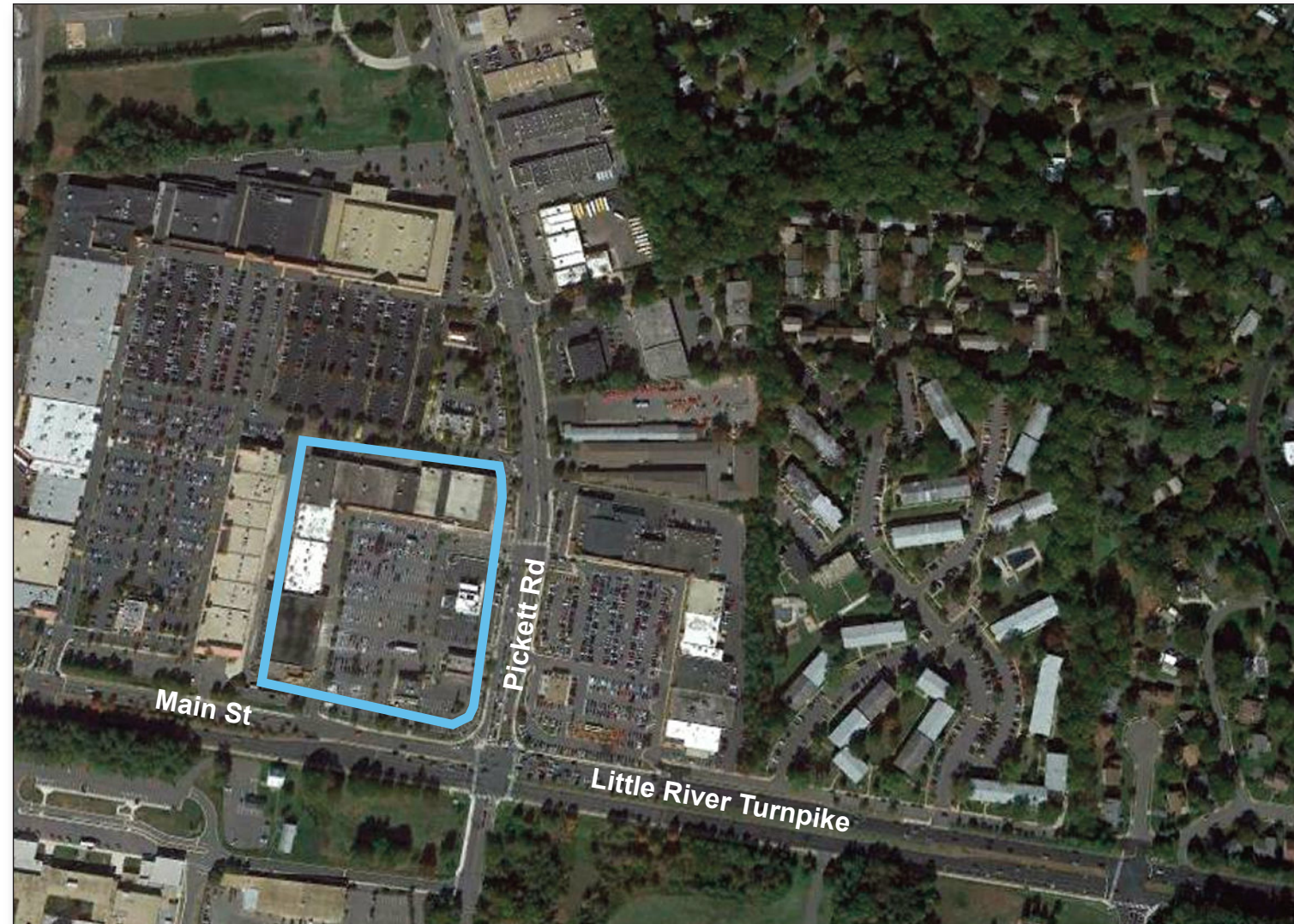
	Population	Avg HH Income	Households
1 mile	10,882	\$204,447	3,936
3 mile	127,376	\$195,408	42,657
5 mile	329,802	\$188,959	113,662

2023 ESRI



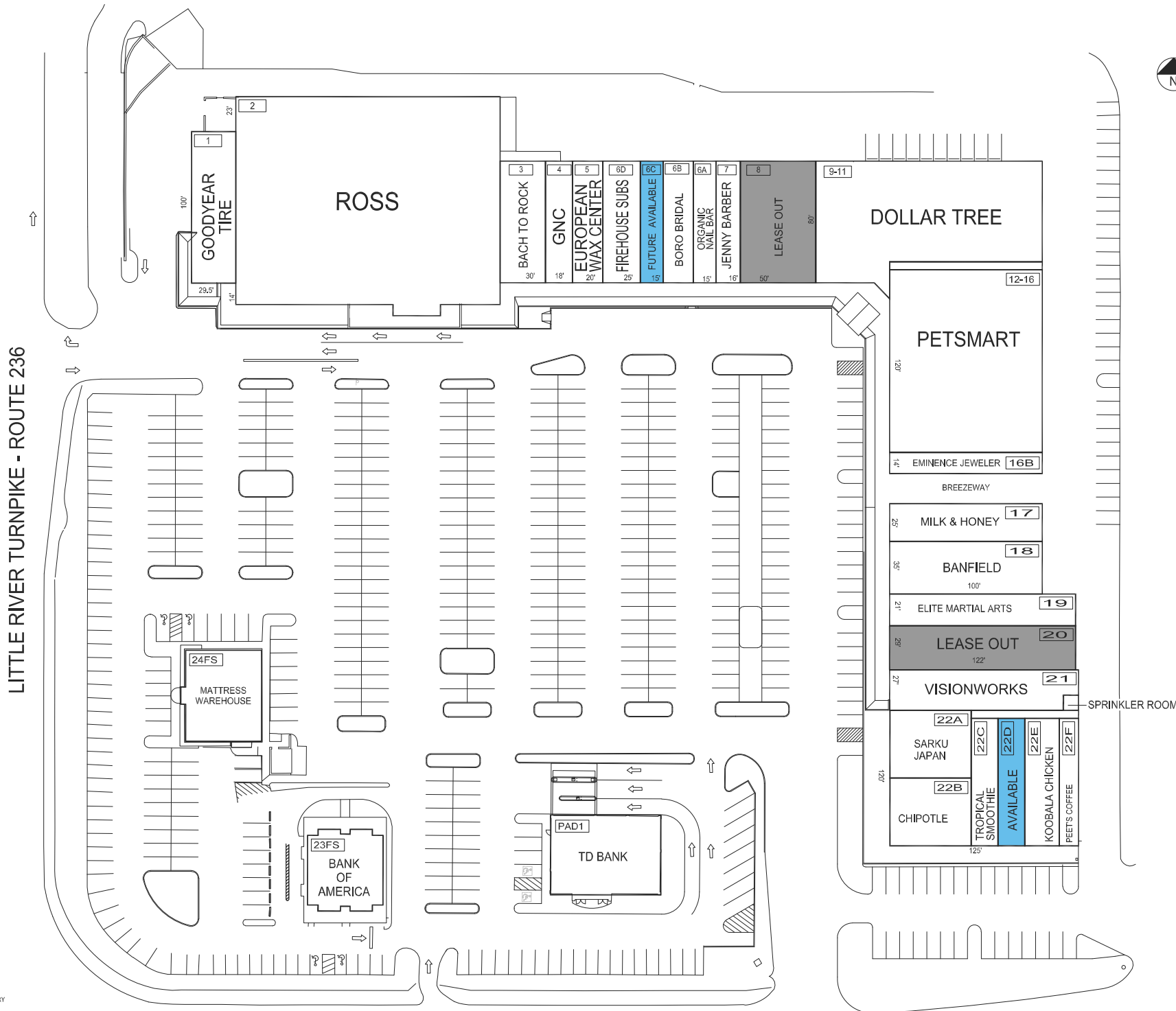
**LOCATION**  
 Main Street & Pickett Road - Fairfax, VA

**LEASING CONTACT**  
 Andrew Iszard  
 202.736.2827 | [AndrewIszard@combined.biz](mailto:AndrewIszard@combined.biz)



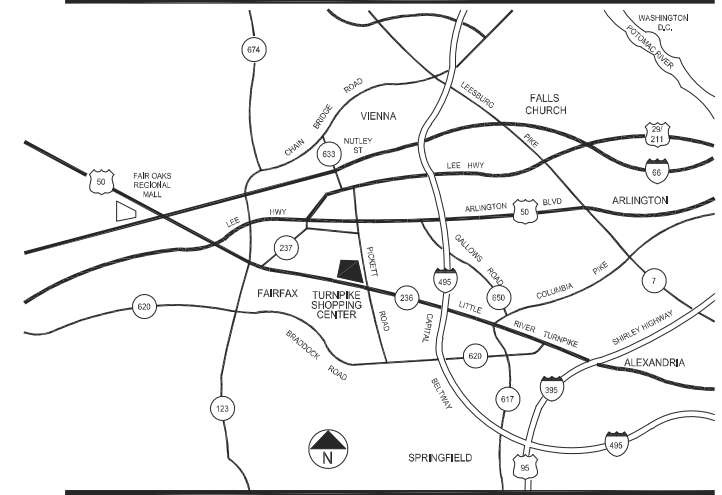
# TURNPIKE SHOPPING CENTER

FAIRFAX CITY, VIRGINIA



PICKETT ROAD - ROUTE 655

## LEASING PLAN



### TENANT ROSTER

1	GOODYEAR TIRE	3,000 SF	17	MILK & HONEY	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	GNC	1,440 SF	20	LEASE OUT	3,565 SF
5	EUROPEAN WAX CENTER	1,600 SF	21	VISIONWORKS	3,100 SF
6A	ORGANIC NAIL BAR	1,200 SF	22A	SARKU JAPAN	2,200 SF
6B	BORO BRIDAL	1,600 SF	22B	CHIPOTLE	2,200 SF
6C	FUTURE AVAILABLE	1,176 SF	22C	TROPICAL SMOOTHIE CAFE	1,400 SF
6D	FIREHOUSE SUBS	2,000 SF	22D	AVAILABLE	1,205 SF
7	JENNY BARBER	1,280 SF	22E	KOOBALA CHICKEN	2,119 SF
8	LEASE OUT	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			

PARKING PROVIDED =  
 PARKING REQUIRED =  
 GLA AS PER RENT ROLL = 103,255 SF  
 ZONED = C-2  
 REV. DATE = MAY 2023

## TURNPIKE SHOPPING CENTER

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



COMBINED PROPERTIES INCORPORATED

7315 Wisconsin Ave  
 Suite 1000 West  
 Bethesda, MD 20814  
 (202) 293-4500  
 FAX (202) 833-3013

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