

TURNPIKE SHOPPING CENTER Fairfax, VA 22031



PROJECT FACTS
GLA: 103,250 SF

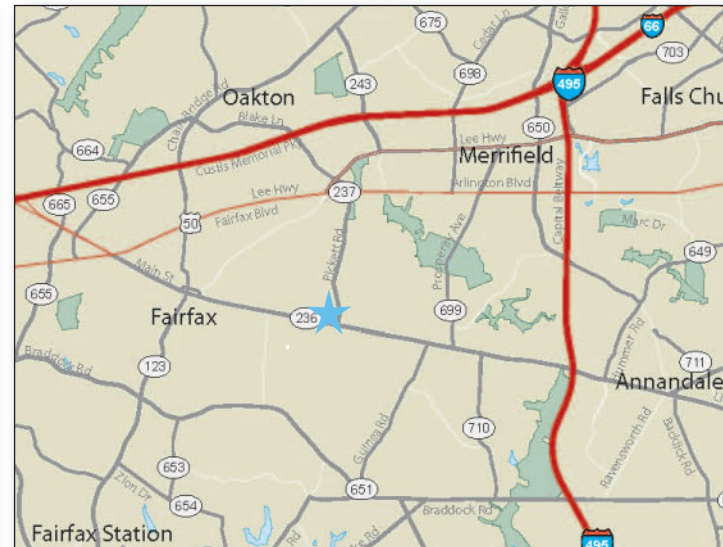
- ▶ Center is located in the affluent City of Fairfax where the HH median income is \$118,492 (Census Bureau 2021)
- ▶ Upgraded access with traffic signal from Pickett Road
- ▶ 42,000 vehicles drive by the center daily

FEATURED TENANTS
 Ross Dress for Less, PetSmart, Dollar Tree

2022 DEMOGRAPHICS

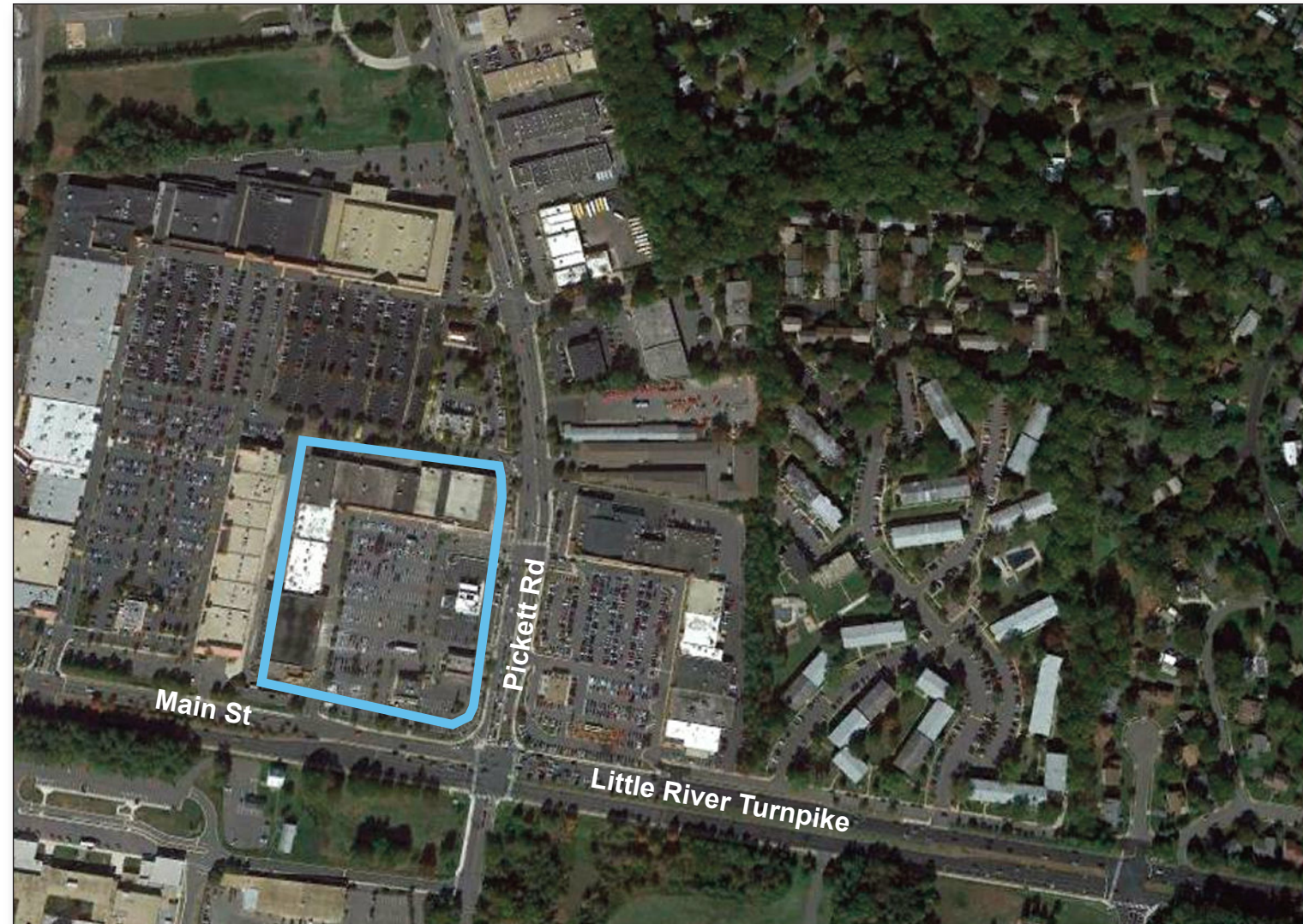
| | Population | Avg HH Income | Households |
|--------|------------|---------------|------------|
| 1 mile | 10,882 | \$204,447 | 3,936 |
| 3 mile | 127,376 | \$195,408 | 42,657 |
| 5 mile | 329,802 | \$188,959 | 113,662 |

2023 ESRI



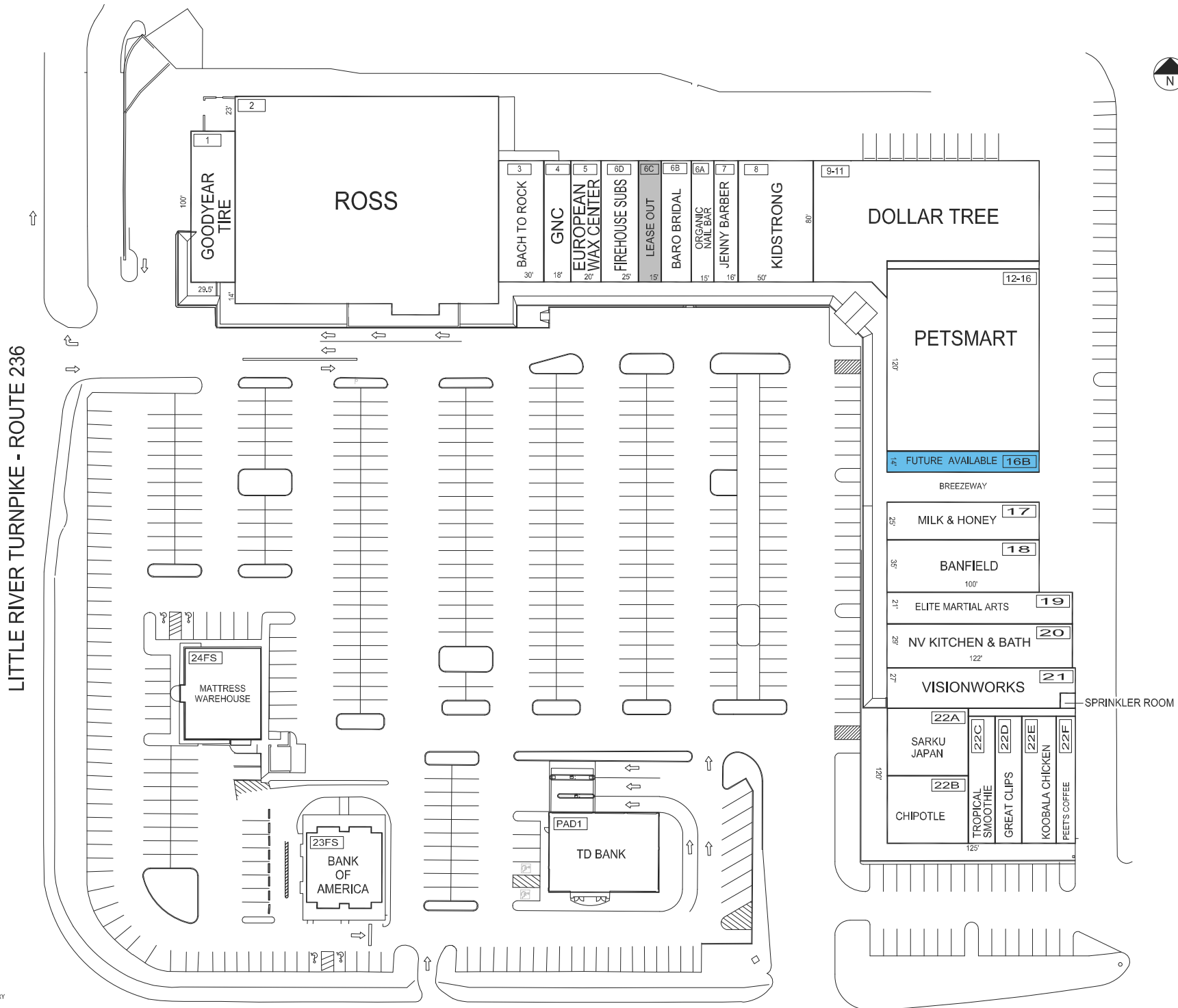
LOCATION
 Main Street & Pickett Road - Fairfax, VA

LEASING CONTACT
 Andrew Iszard
 202.736.2827 | AndrewIszard@combined.biz



TURNPIKE SHOPPING CENTER

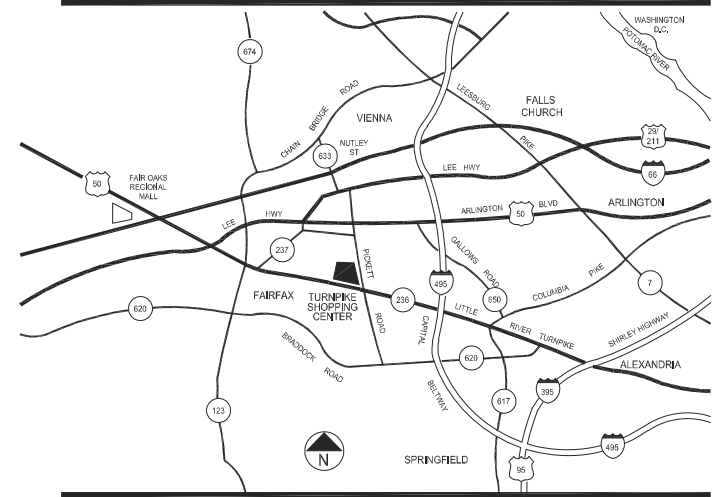
FAIRFAX CITY, VIRGINIA



LITTLE RIVER TURNPIKE - ROUTE 236

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 | NV KITCHEN & BATH | 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 | BARO BRIDAL | 1,600 SF | 22B | CHIPOTLE | 2,200 SF |
| 6C | LEASE OUT | 1,176 SF | 22C | TROPICAL SMOOTHIE CAFE | 1,400 SF |
| 6D | FIREHOUSE SUBS | 2,000 SF | 22D | GREAT CLIPS | 1,205 SF |
| 7 | JENNY BARBER | 1,280 SF | 22E | KOOBALA CHICKEN | 2,119 SF |
| 8 | KIDSTRONG | 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 | FUTURE AVAILABLE | 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 = NOV 2023

TURNPIKE SHOPPING CENTER

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



COMBINED PROPERTIES INCORPORATED

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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.

20' 40' 100'

APPROX. SCALE