

PICKETT SHOPPING CENTER

Fairfax, VA 22031



PROJECT FACTS

GLA: 89,500 SF

- ▶ Community center located at the highly visible intersection of Little River Turnpike and Pickett Road
- ▶ Center is located in the affluent City of Fairfax where the HH median income is \$118,492
- ▶ Major facade renovation completed 2015
- ▶ 60% of county residents have a Bachelor's Degree or higher
- ▶ 42,000 vehicles drive by the center daily

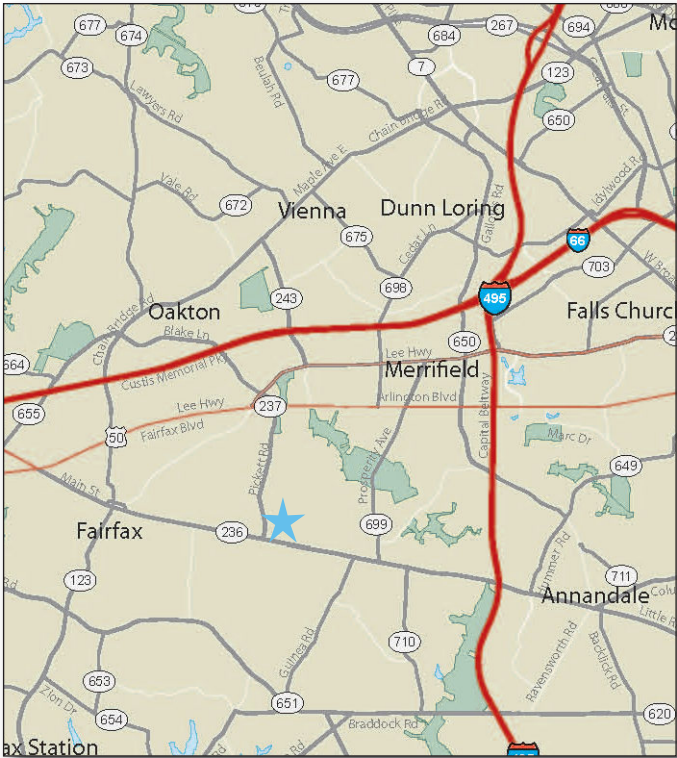
FEATURED TENANTS

Trader Joe's, Total Wine & More, Staples
AAA Mid-Atlantic

2025 DEMOGRAPHICS

	Population	Avg HH Income	Households
1 mile	11,912	\$197,083	4,287
3 mile	127,524	\$198,189	42,813
5 mile	332,729	\$197,323	114,419

2025 ESRI



LOCATION

Little River Turnpike & Pickett Road - Fairfax, VA

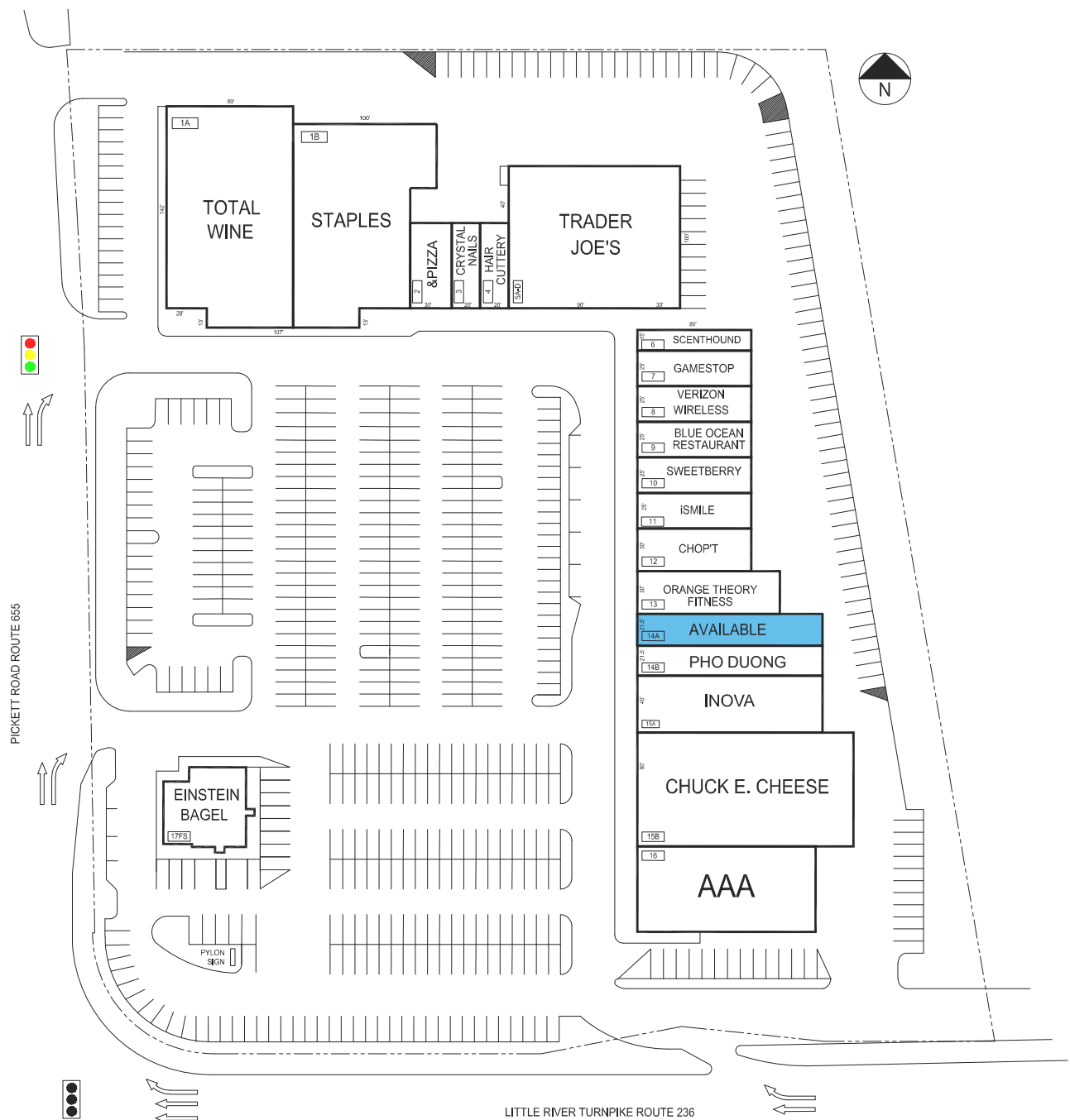
LEASING CONTACT

Andrew Iszard
202.736.2827 | AndrewIszard@combined.biz



PICKETT SHOPPING CENTER

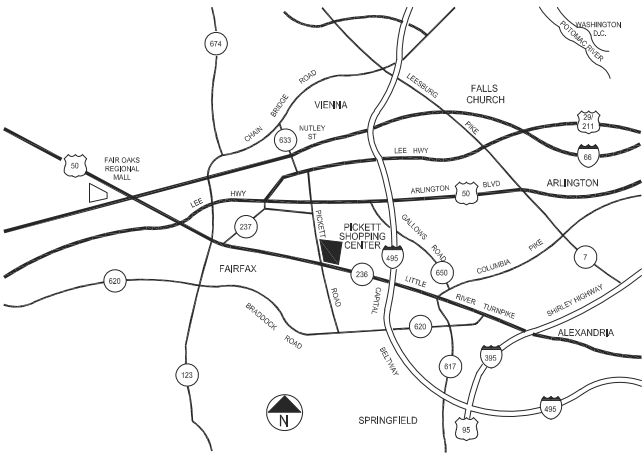
FAIRFAX CITY, VIRGINIA



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



TENANT ROSTER

1A	TOTAL WINE	12,814 SF	10	SWEETBERRY	2,000 SF
1B	STAPLES	12,730 SF	11	ISMILE	2,000 SF
2	&PIZZA	1,800 SF	12	CHOPT	2,400 SF
3	CRYSTAL NAILS	1,200 SF	13	ORANGE THEORY FITNESS	2,805 SF
4	HAIR CUTTERY	1,200 SF	14A	AVAILABLE	2,795 SF
5A-5D	TRADER JOE'S	12,000 SF	14B	PHO DUONG	2,795 SF
6	SCENTHOUND	1,200 SF	15A	INOVA	5,200 SF
7	GAMESTOP	2,000 SF	15B	CHUCK E CHEESE	12,250 SF
8	VERIZON WIRELESS	2,000 SF	16	AAA	7,500 SF
9	BLUE OCEAN	2,000 SF	17FS	EINSTEIN BAGELS	3,000 SF

PARKING PROVIDED =
PARKING REQUIRED =
GLA AS PER RENT ROLL = 89,369 SF
ZONED = C-2
REV. DATE = OCT 2025

PICKETT 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