

CROSSPOINTE SHOPPING CENTER

FAIRFAX STATION, VA
FULLY LEASED







CROSSPOINTE SHOPPING CENTER

FAIRFAX STATION, VA

- | 1 mile from South County Middle School with 3,200 students
- | 2 miles from I-95 with over 240,000 vehicles per day
- | Surrounded by dense Lorton residential areas

DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	8,994	76,673	206,088
 DAYTIME POPULATION	1,015	15,396	51,176
 HOUSEHOLD INCOME	\$200,711	\$164,361	\$143,570
 TRAFFIC COUNTS	11,000 on Silverbrook Road		

CO-TENANTS



CROSSPOINTE SHOPPING CENTER FAIRFAX STATION, VA



CROSSPOINTE SHOPPING CENTER



**NEWINGTON FOREST
ELEMENTARY SCHOOL**

**600 STUDENTS
40 TEACHERS**

**SARATOGA
ELEMENTARY
SCHOOL**

**SARATOGA
SHOPPING CENTER**

Bank of America



Hair cuttery. Advance Auto Parts



**RESIDENTIAL
750 UNITS**



FUTURE



SILVERBROOK ROAD 11,000 VPD

**RESIDENTIAL
1,500 UNITS**

**SOUTH COUNTY
MIDDLE SCHOOL
1,063 STUDENTS
77 TEACHERS**

**SOUTH COUNTY
HIGH SCHOOL
2,148 STUDENTS
139 TEACHERS**

GUNSTON CORNER



GYRO FACTORY

GUNSTON WOK

**ANTONELLI'S
PIZZA & SUBS**

**RESIDENTIAL
900 UNITS**

HOES ROAD

**RESIDENTIAL
3,500 UNITS**

LORTON AMTRAK STATION

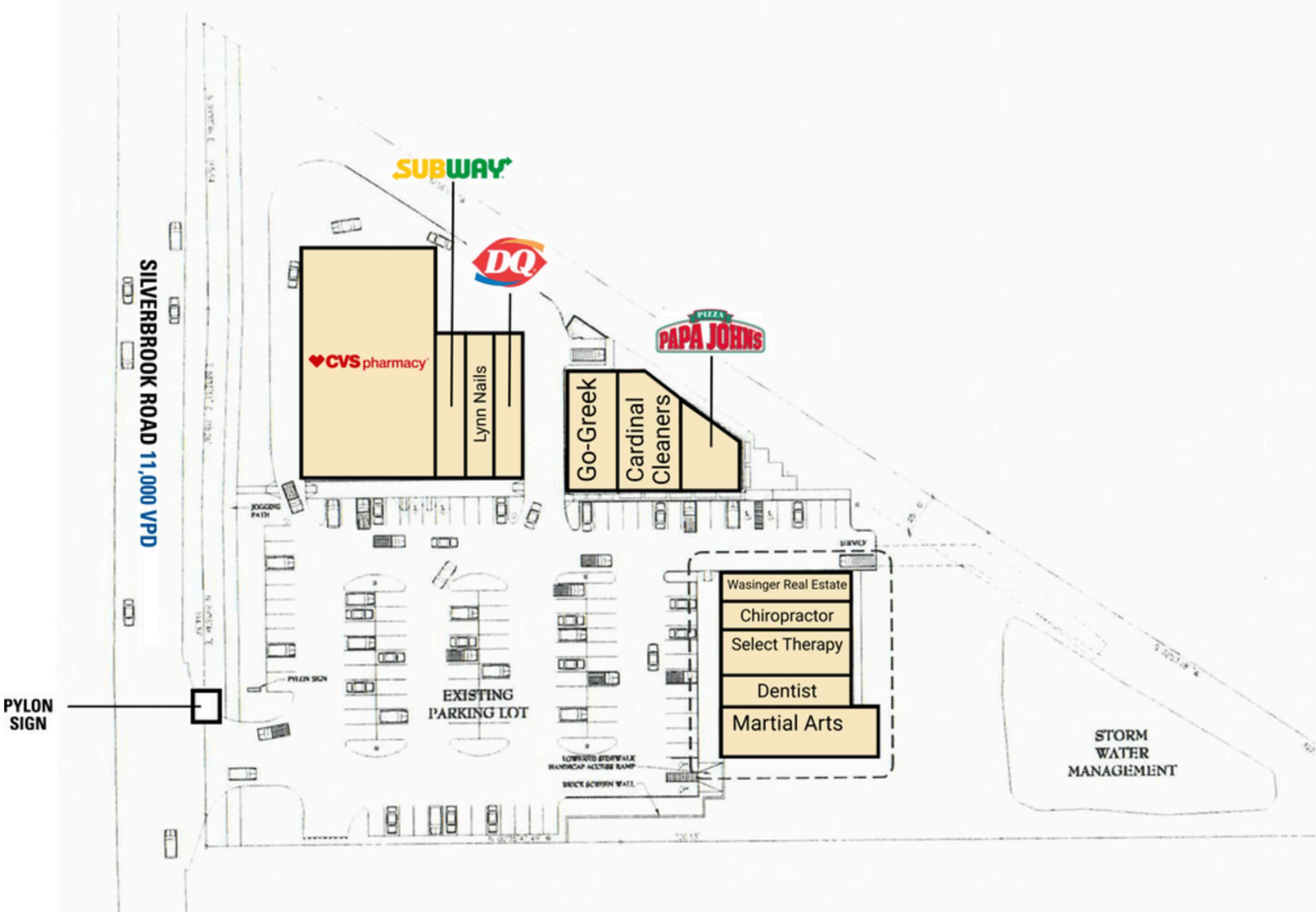
**ANNUAL REVENUE: \$75M+
ANNUAL RIDERSHIP: 238K+**



SITE PLAN

CROSSPOINTE SHOPPING CENTER | FAIRFAX STATION, VA

FULLY LEASED





CROSSPOINTE SHOPPING CENTER | 9027 SILVERBROOK RD, FAIRFAX STATION, VA

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