CROSSPOINTE SHOPPING CENTER

RAPPAPORT CULTIVATING PLACES

FAIRFAX STATION, VA FULLY LEASED



CROSSPOINTE SHOPPING CENTER

FAIRFAX STATION, VA

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

DEMOGRAPHICS 2025

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

CO-TENANTS













CROSSPOINTE SHOPPING CENTER FAIRFAX STATION, VA

NEWINGTON FOREST ELEMENTARY SCHOOL 600 STUDENTS 40 TEACHERS



SARATOGA SHOPPING CENTER



















CROSSPOINTE SHOPPING CENTER









SILVERBROOK ROAD MOODLA

RESIDENTIAL **1,500 UNITS**

FUTURE Crangetheory

RESIDENTIAL 900 UNITS

RESIDENTIAL **750 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 3,500 UNITS

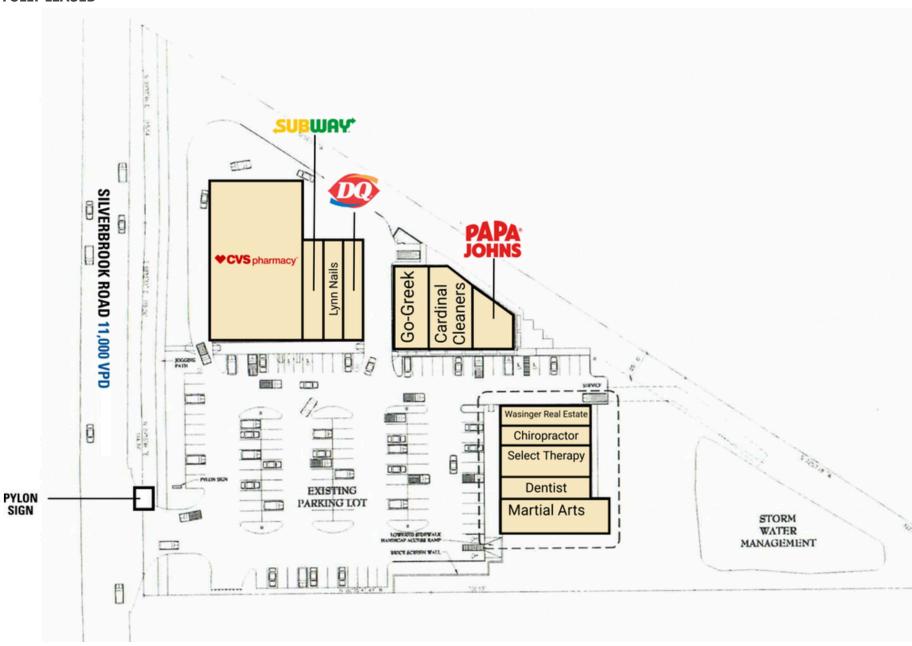
LORTON AMTRAK STATION

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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