

# CROSSPOINTE SHOPPING CENTER

FAIRFAX STATION, VA  
FULLY LEASED

RAPPAPORT  
CULTIVATING PLACES









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 2025

	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

RESIDENTIAL  
900 UNITS

HOES ROAD

### 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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