

# CROSSPOINTE SHOPPING CENTER

FAIRFAX STATION, VA

1,500 SF AVAILABLE

RAPPAPORT  
CULTIVATING PLACES







# CROSSPOINTE SHOPPING CENTER

FAIRFAX STATION, VA

- | 1 mile from South County Middle School (3,200 students), amplifying steady daytime traffic from students, staff, and parents
- | 2 miles from Interstate 95 (240,000 VPD) with direct access to a major regional commuter corridor
- | Surrounded by dense residential neighborhoods in Fairfax Station with a strong built-in customer base
- | Affluent Northern Virginia trade area with high household incomes supporting daily-needs retail and services

## DEMOGRAPHICS 2026

	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**

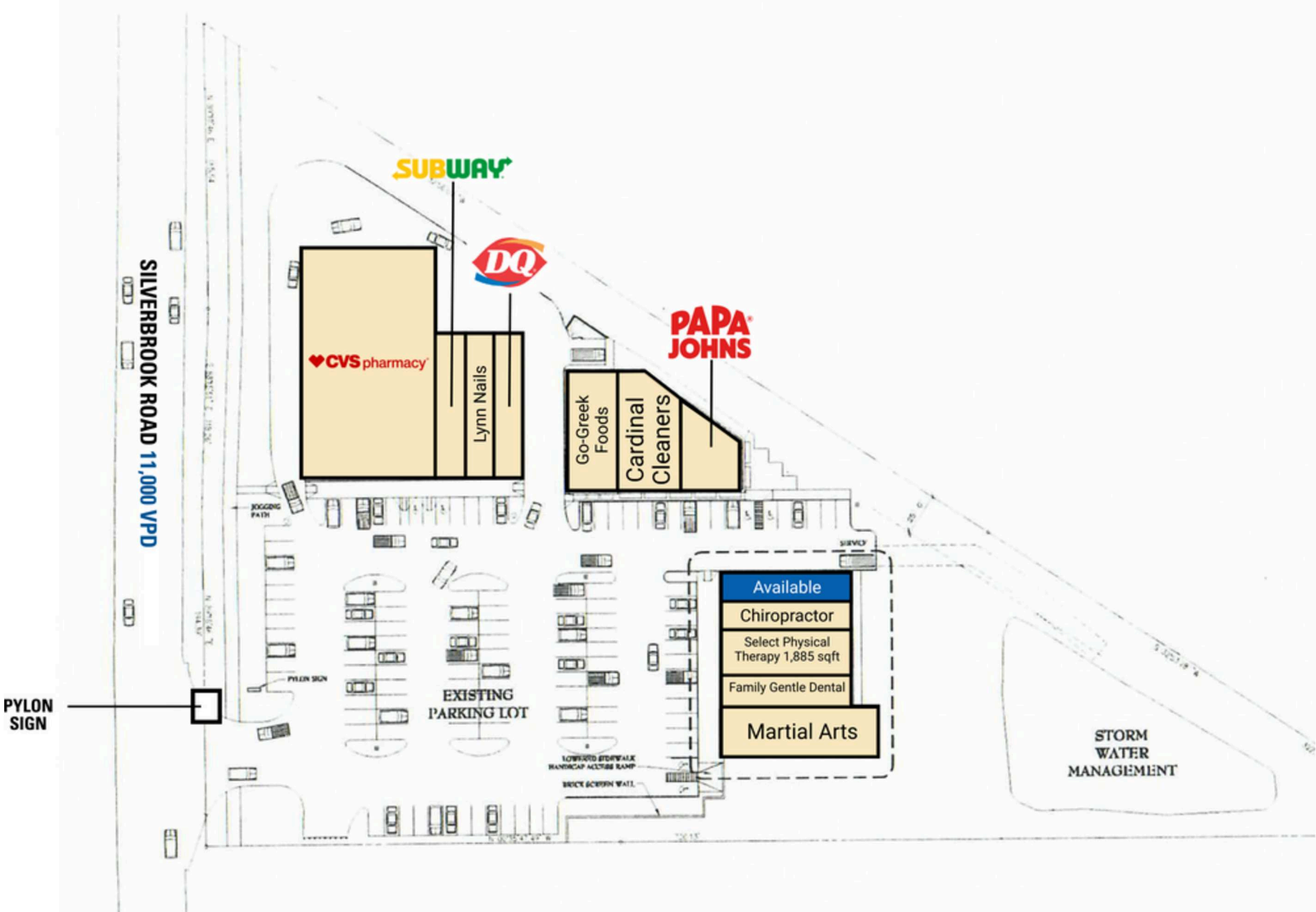
**ANNUAL REVENUE: \$75M+  
ANNUAL RIDERSHIP: 238K+**



# SITE PLAN

CROSSPOINTE SHOPPING CENTER | FAIRFAX STATION, VA

1,500 SF AVAILABLE





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

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