

# THE RIDGEWOOD BY WINDSOR

FAIRFAX, VA

2,761 SF AVAILABLE

RAPPAPORT  
CULTIVATING PLACES









# THE RIDGEWOOD BY WINDSOR

## FAIRFAX, VA

- | 20,412 SF of retail located in a 483 unit apartment community
- | Dense residential surrounding with a population of 95,788 within 3 miles of the site
- | Within a 5 minute drive to Wegmans on Monument Drive
- | Accessible to Route 29 (Lee Highway) and Route 66
- | Close location to Main Street Fairfax creates a steady flow of daytime and evening traffic

### DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	17,094	95,788	260,366
 DAYTIME POPULATION	17,978	95,584	134,278
 HOUSEHOLD INCOME	\$123,422	\$145,570	\$155,397
 TRAFFIC COUNTS	39,000 on Route 29		

### CO-TENANTS





# THE RIDGEWOOD BY WINDSOR FAIRFAX, VA

## FAIRFAX TOWN CENTER

**JO-ANN**  
fabric and craft stores

**FIVE GUYS**

**SAFEWAY**

**hair cuttery**



**BED BATH & BEYOND**  
Beyond any store of its kind.



## FAIR OAKS MALL

VICTORIA'S SECRET

TEXAS de BRAZIL

Bath & Body Works

★ macy's

**H&M**

The Cheesecake Factory

JCPenney

sears

## SHOPS AT FAIRFAX



ROUTE 66 125,000 VPD

## FAIRFAX CORNER



UNCLE JULIO'S MEXICAN  
from scratch

corepower YOGA

south moon under

CINEMARK  
CENTURY Cinemas

PF CHANG'S CHINA BISTRO



## FAIR LAKES PROMENADE

OLD NAVY

MEN'S WEARHOUSE®

**BARNES & NOBLE**  
BN.com

NORDSTROM  
rack



**MATTRESS FIRM**

ROUTE 29 39,000 VPD



## THE RIDGEWOOD BY WINDSOR

pure barre®



## FAIRFAX CENTRE



Chuy's



## PAUL VI REDEVELOPMENT

18-ACRE MIXED USE DEVELOPMENT  
130 TOWNHOMES, 180-UNIT CONDO

## KAMP WASHINGTON



**CAVA**

**PET SUPPLIES PLUS**

**EARTH FARE**  
HEALTHY FOOD FOR EVERYONE



LEE JACKSON MEMORIAL HIGHWAY

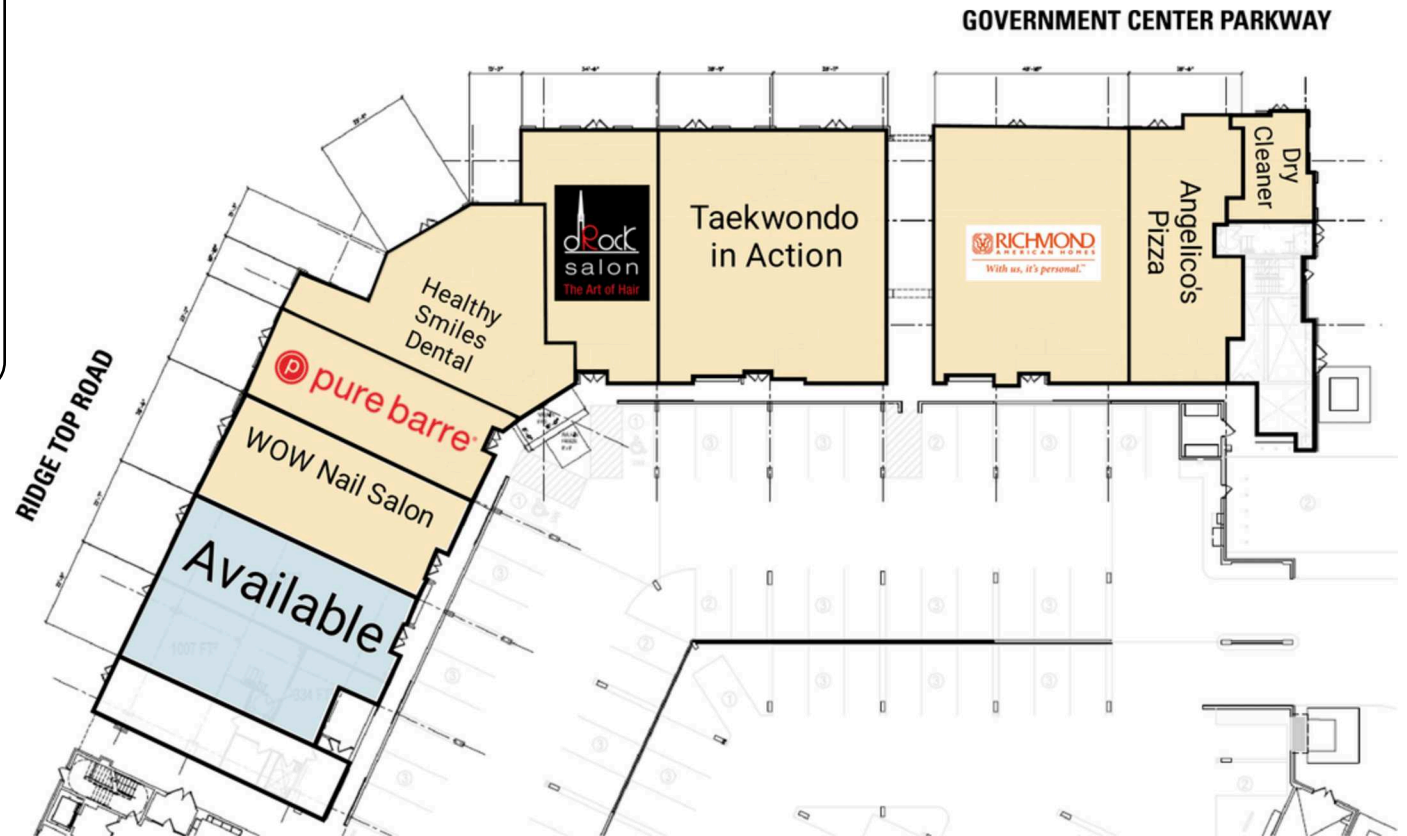


## SITE PLAN

THE RIDGEWOOD BY WINDSOR | FAIRFAX, VA

2,761 SF AVAILABLE

Space	Sq. Ft	Tenant Name
2	2,761	Available
3	1,778	WOW Nail Salon
4	1,479	Pure Barre
5	2,287	Healthy Smiles Dental
6	1,808	D Rock Salon
7	3,373	Taekwondo in Action
8	3,050	Richmond American Homes
9	1,817	Angelico's Pizza
10	883	Dry Cleaner



## THE RIDGEWOOD BY WINDSOR

FAIRFAX, VA







**THE RIDGEWOOD BY WINDSOR | 4211 RIDGE TOP RD, FAIRFAX, VA**

**Chris Pamboukian | [cpamboukian@rappaportco.com](mailto:cpamboukian@rappaportco.com) | 571.382.1217**

**Christian Kingston | [ckingston@rappaportco.com](mailto:ckingston@rappaportco.com) | 571.382.1255**

**[rappaportco.com](http://rappaportco.com)**