

# 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



## FAIR OAKS MALL



## SHOPS AT FAIRFAX



ROUTE 66 125,000 VPD

## FAIRFAX CORNER



## FAIR LAKES PROMENADE



29

ROUTE 29 39,000 VPD



## THE RIDGEWOOD BY WINDSOR



LEE JACKSON MEMORIAL HIGHWAY

ROUTE 66

## FAIRFAX CENTRE



## PAUL VI REDEVELOPMENT

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

## KAMP WASHINGTON

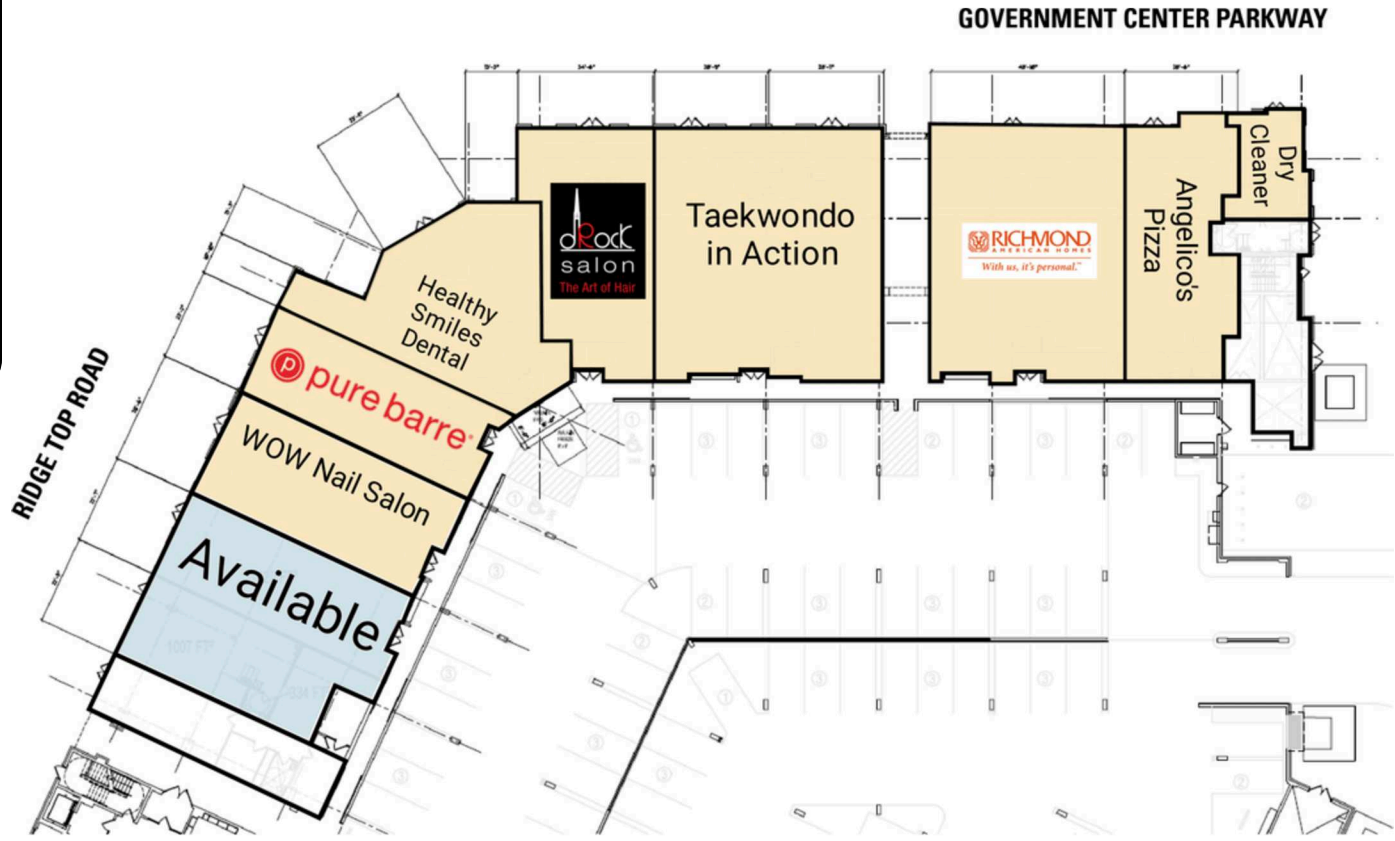


# SITE PLAN

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)**