

THE RIDGEWOOD BY WINDSOR

FAIRFAX, VA

2,761 - 3,050 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 2025

	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

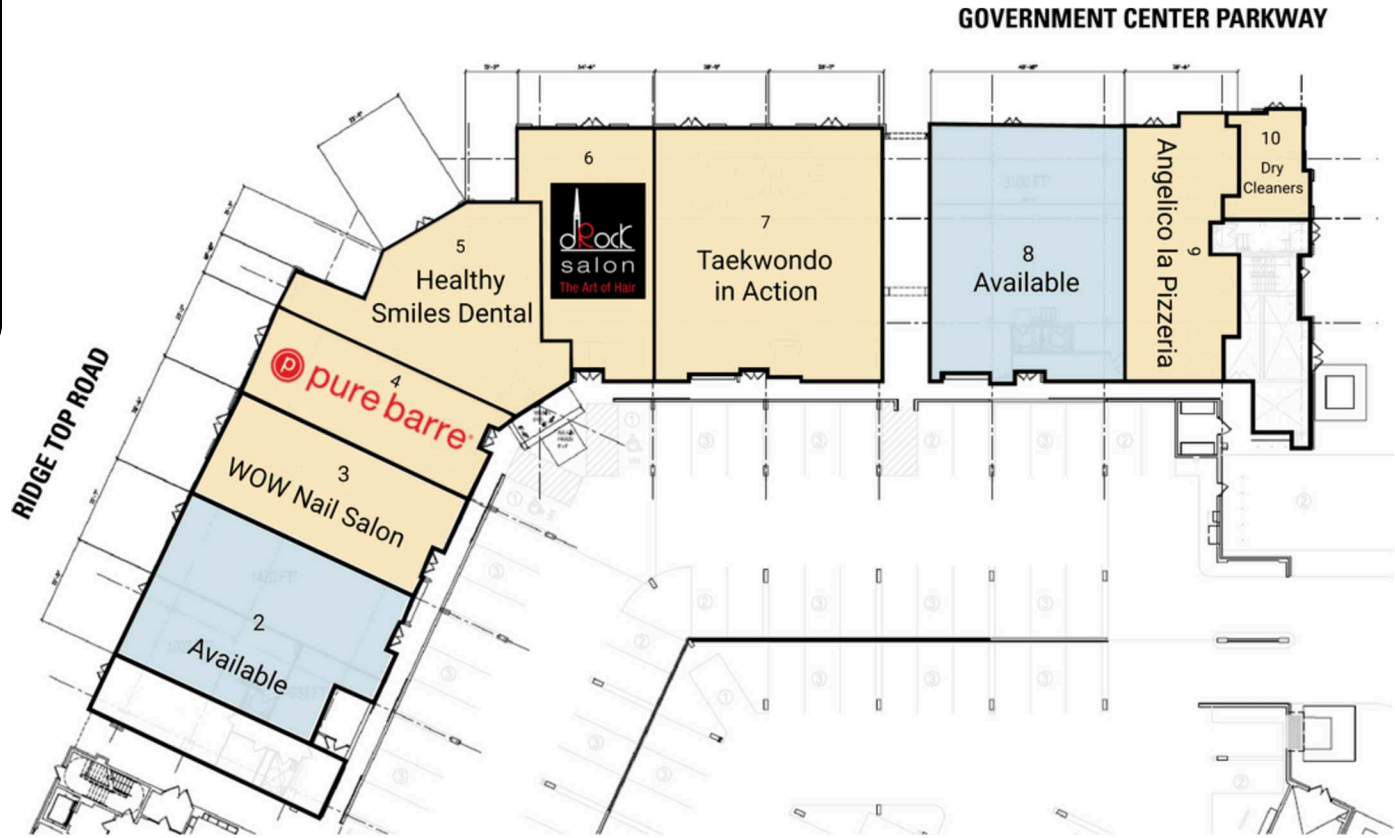


SITE PLAN

THE RIDGEWOOD BY WINDSOR | FAIRFAX, VA

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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	Available
9	1,817	Angelico la Pizzeria
10	883	Dry Cleaners



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

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