

THE RIDGEWOOD BY WINDSOR FAIRFAX, VA

- | 20,412 SF of retail located in a 483 unit apartment community
- I Dense residential surrounding with a population of 95,788 within 3 miles of the site
- I Within a 5 minute drive to Wegmans on Monument Drive
- Accessible to Route 29 (Lee Highway) and Route 66
- I 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
<u></u>	TRAFFIC COUNTS	39,000 on	Route 29	

CO-TENANTS







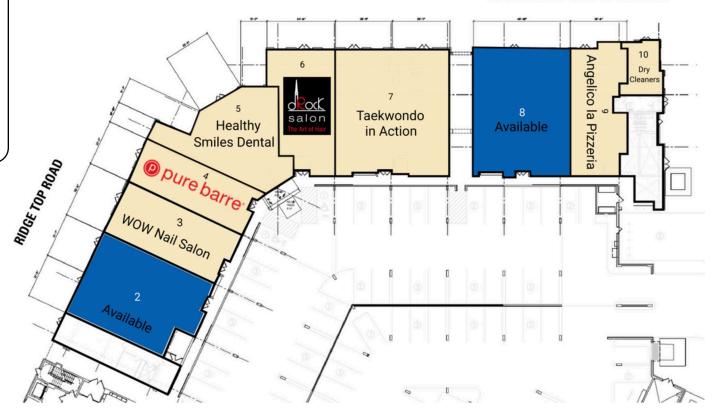
SITE PLAN

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2,761 - 3,050 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	Available	
9	1,817	Angelico la Pizzeria	
10	883	Dry Cleaners	

GOVERNMENT CENTER PARKWAY



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

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