8217 LEE HIGHWAY FAIRFAX, VA 4,000 SF AVAILABLE

(TRE/PLW

Red ×Office *



TIRES PLUS

TARGET

TIRES

DAYTON

OODYEAR MICH

OIL CHANGE S TARTING A TS 29.99

8217 LEE HIGHWAY FAIRFAX, VA

- I 4,000 SF on .46 acre opportunity seeking auto uses and financial institutions by right (I-5 zoning), (retail food establishments need a special exception)
- I Directly adjacent to Mosaic District, a mixed-use shopping center featuring national retailers, dining, and a movie theater
- 20+ parking spaces on the parcel
- Located at the intersection of Lee Highway and Gallows Road, Merrifield's "Main" and "Main" intersection





| | | 1 MILE | 3 MILES | 5 MILES |
|------------|-----------------------|---|-----------|-----------|
| İ † | POPULATION | 16,602 | 139,108 | 363,181 |
| ÿ | DAYTIME POPULATION | 18,679 | 85,063 | 232,191 |
| \$ | HOUSEHOLD INCOME | \$137,247 | \$144,113 | \$149,363 |
| | TRAFFIC COUNTS | 26,829 on Lee Highway 30,000 on Gallows Road | | |

AREA RETAILERS

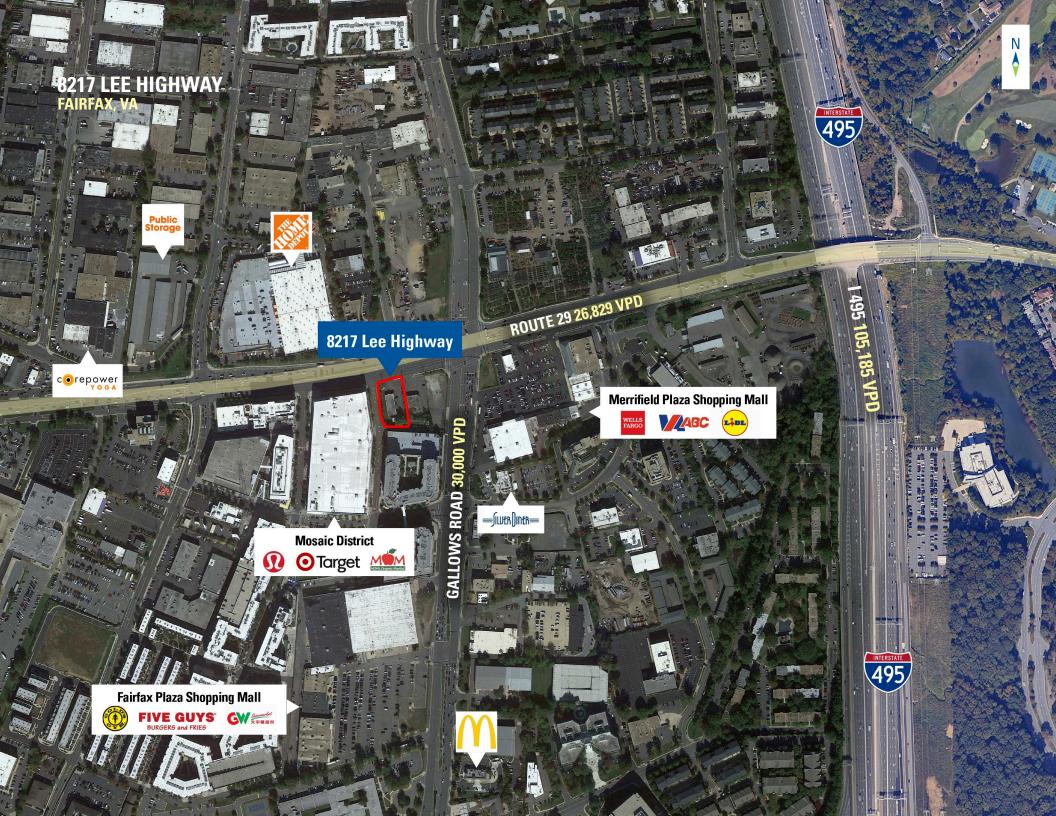












SITE PLAN 8217 LEE HIGHWAY | FAIRFAX, VA 4,000 SF AVAILABLE





8217 LEE HIGHWAY | 8217 LEE HIGHWAY, FAIRFAX, VA

Greg Hull | ghull@rappaportco.com | 571.382.1221 Keegan Kelly | kkelly@rappaportco.com | 703.268.0146

rappaportco.com