

8217 LEE HIGHWAY

FAIRFAX, VA

4,000 SF AVAILABLE

RAPPAPORT
CULTIVATING PLACES







8217 LEE HIGHWAY

FAIRFAX, VA

- | 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)
- | 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

DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	16,602	139,108	363,181
 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



8217 LEE HIGHWAY
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Public Storage



8217 Lee Highway

ROUTE 29 26,829 VPD

I 495 105,185 VPD

corepower
YOGA

Merrifield Plaza Shopping Mall



GALLOWS ROAD 30,000 VPD

Mosaic District
Target MOM



Fairfax Plaza Shopping Mall





SITE PLAN

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Mosaic District



POTTERY BARN

8217 LEE HIGHWAY

Available
4,000 sqft

LEE HIGHWAY SERVICE ROAD

GALLOW'S ROAD



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8217 LEE HIGHWAY | 8217 LEE HIGHWAY, FAIRFAX, VA

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