## 8217 LEE HIGHWAY FAIRFAX, VA 4,000 SF AVAILABLE

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## 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)
- 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
- I Located at the intersection of Lee Highway and Gallows Road, Merrifield's "Main" and "Main" intersection





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

## **AREA RETAILERS**

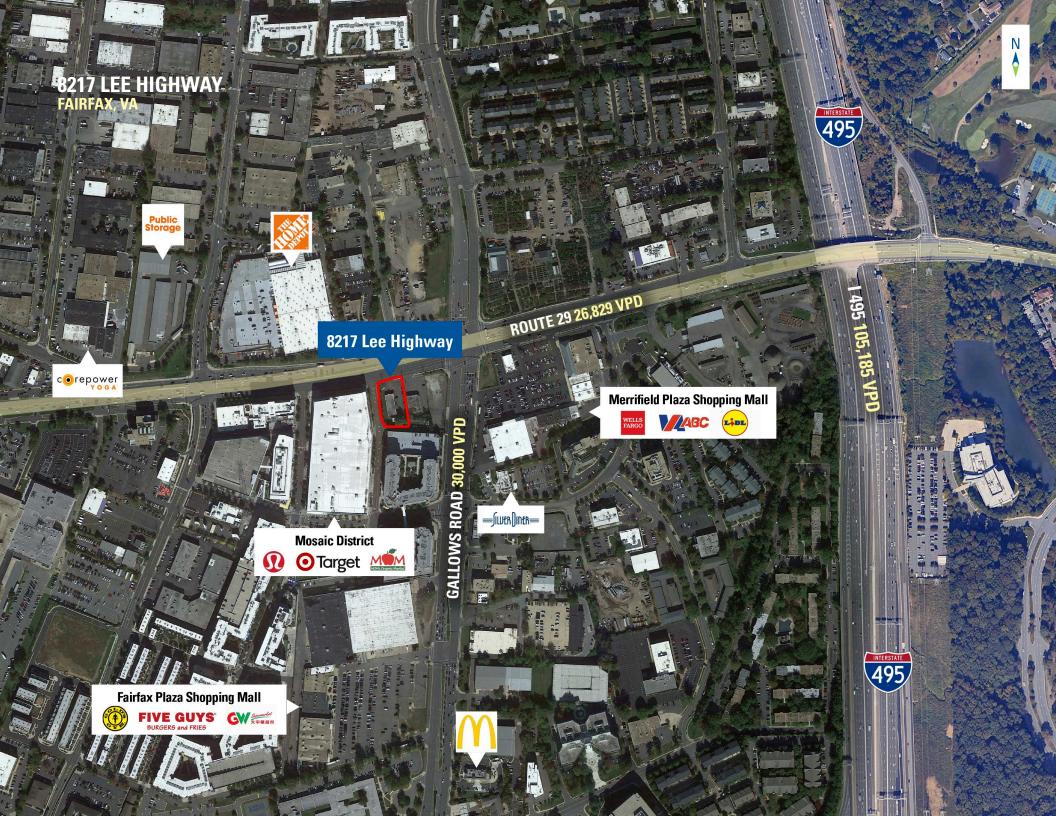












## **SITE PLAN** 8217 LEE HIGHWAY | FAIRFAX, VA 4,000 SF AVAILABLE





8217 LEE HIGHWAY | 8217 LEE HIGHWAY, FAIRFAX, VA

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