

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 2025

	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



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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

SILVER Diner

Mosaic District
Target MOM

Fairfax Plaza Shopping Mall
FIVE GUYS BURGERS and FRIES
GW Supermarket 大中華超市





SITE PLAN

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Mosaic District



POTTERY BARN

Available
4,000 sqft

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LEE HIGHWAY SERVICE ROAD

GALLOW'S ROAD

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