

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



8217 LEE HIGHWAY
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Public
Storage



corepower
YOGA

8217 Lee Highway

ROUTE 29 26,829 VPD

Merrifield Plaza Shopping Mall



Mosaic District



SILVER Diner

GALLOWS ROAD 30,000 VPD

Fairfax Plaza Shopping Mall



FIVE GUYS
BURGERS and FRIES



I 495 105,185 VPD



SITE PLAN

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