

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
- 1 20+ parking spaces on the parcel
- I Located at the intersection of Lee Highway and Gallows Road, Merrifield's "Main" and "Main" intersection

DEMOGRAPHICS 2025

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

AREA RETAILERS





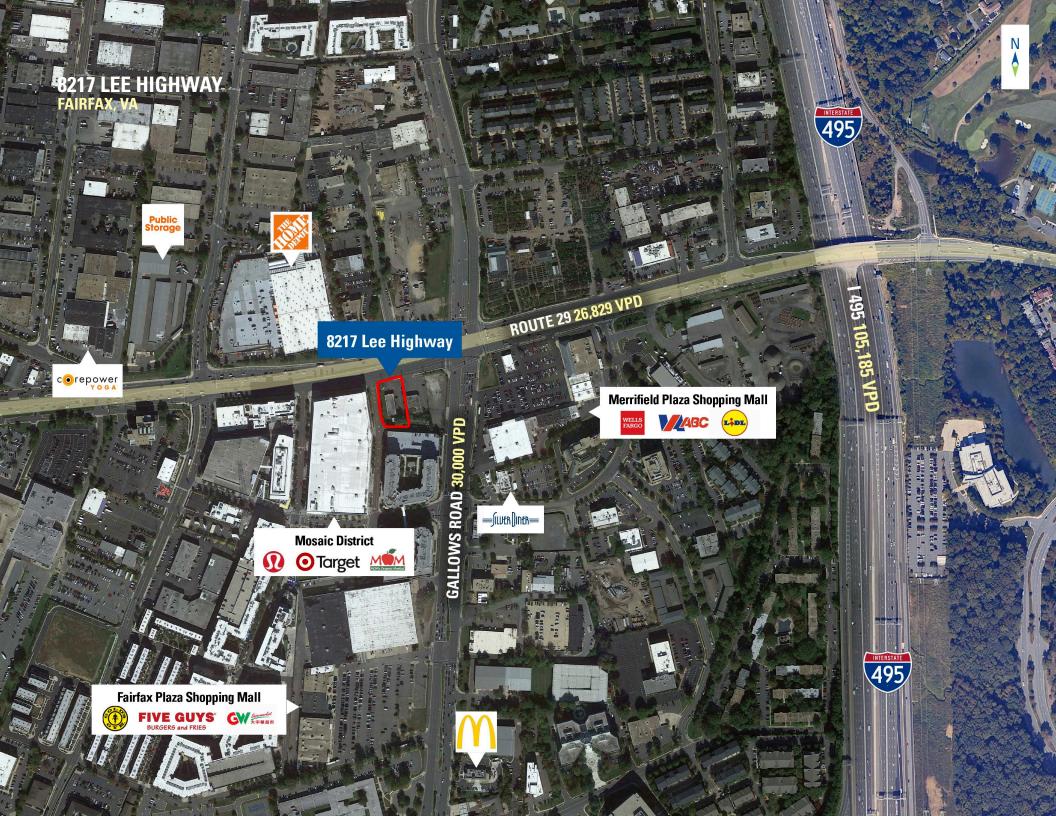












SITE PLAN

8217 LEE HIGHWAY | FAIRFAX, VA

4,000 SF AVAILABLE





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