

# 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 2026

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

### AREA RETAILERS

POTTERY  
BARN

XSPORT  
FITNESS

MOM  
MOM'S Organic Market

THE  
HOME  
DEPOT

target





8217 LEE HIGHWAY  
FAIRFAX, VA

Public  
Storage



corepower  
YOGA

8217 Lee Highway

ROUTE 29 26,829 VPD



I 495 105,185 VPD

Merrifield Plaza Shopping Mall



Mosaic District



GALLOWS ROAD 30,000 VPD

Fairfax Plaza Shopping Mall



FIVE GUYS  
BURGERS and FRIES





## SITE PLAN

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