

# 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
 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

POTTERY BARN

XSPORT  
FITNESS

MOM  
MOM's Organic Market

THE HOME DEPOT

target



8217 LEE HIGHWAY  
FAIRFAX, VA

N

Public  
Storage



8217 Lee Highway

corepower  
YOGA

Mosaic District

GALLOWS ROAD 30,000 VPD

Merrifield Plaza Shopping Mall

WELLS  
FARGO



Silver Diner

Fairfax Plaza Shopping Mall



FIVE GUYS®  
BURGERS & FRIES

GW  
Supermarket  
大中華超市



ROUTE 29 26,829 VPD

1495 105,185 VPD

INTERSTATE  
495

INTERSTATE  
495

## SITE PLAN

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