



Crosspointe Shopping Center

Fairfax Station, VA

1,500 SF available

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CULTIVATING PLACES[®]

Fairfax Station

Virginia

- 1 mile from South County Middle School (3,200 students), amplifying steady daytime traffic from students, staff, and parents
- 2 miles from Interstate 95 (240,000 VPD) with direct access to a major regional commuter corridor
- Surrounded by dense residential neighborhoods in Fairfax Station with a strong built-in customer base
- Affluent Northern Virginia trade area with high household incomes supporting daily-needs retail and services



2026 Demographics

	1 mi.	3 mi.	5 mi.
Population	8,994	76,673	206,088
Daytime Population	1,015	15,396	51,176
Household Income	\$200,711	\$164,361	\$143,570
Traffic Counts	11,000 on Silverbrook Road		

Area Retailers





Saratoga Shopping Center





Crosspointe Shopping Center



RESIDENTIAL 750 UNITS

RESIDENTIAL 900 UNITS

South County Middle School
1,063 Students
77 Teachers

South County High School
2,148 Students
139 Teachers

Gunston Corner Village Center



Gunston Plaza



Lorton Station Marketplace

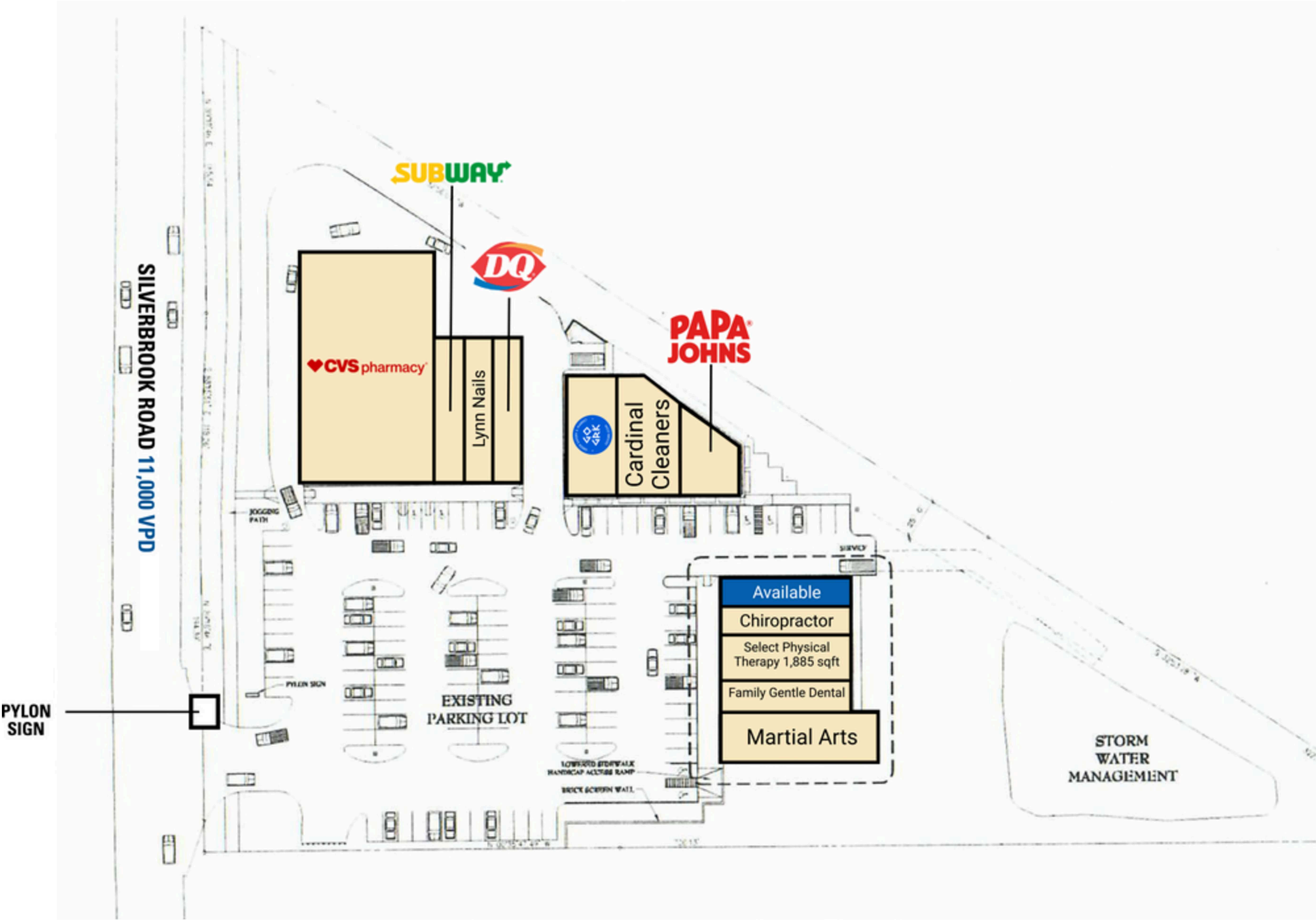


Site Plan

1,500 SF available

Space #	Sq. Ft.	Tenant
1	-	CVS Pharmacy
2	1,275	Subway
3	1,275	Lynn Nails
4	1,700	Dairy Queen
5	1,820	GO GRK
6	2,021	Cardinal Cleaners
7	2,019	Papa Johns
8	1,500	Available
9	1,470	Chiropractor
10	1,885	Select Physical Therapy
11	1,189	Family Gentle Dental
12	-	Martial Arts

● Space Available



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