



The Ridgewood by Windsor

Fairfax, VA

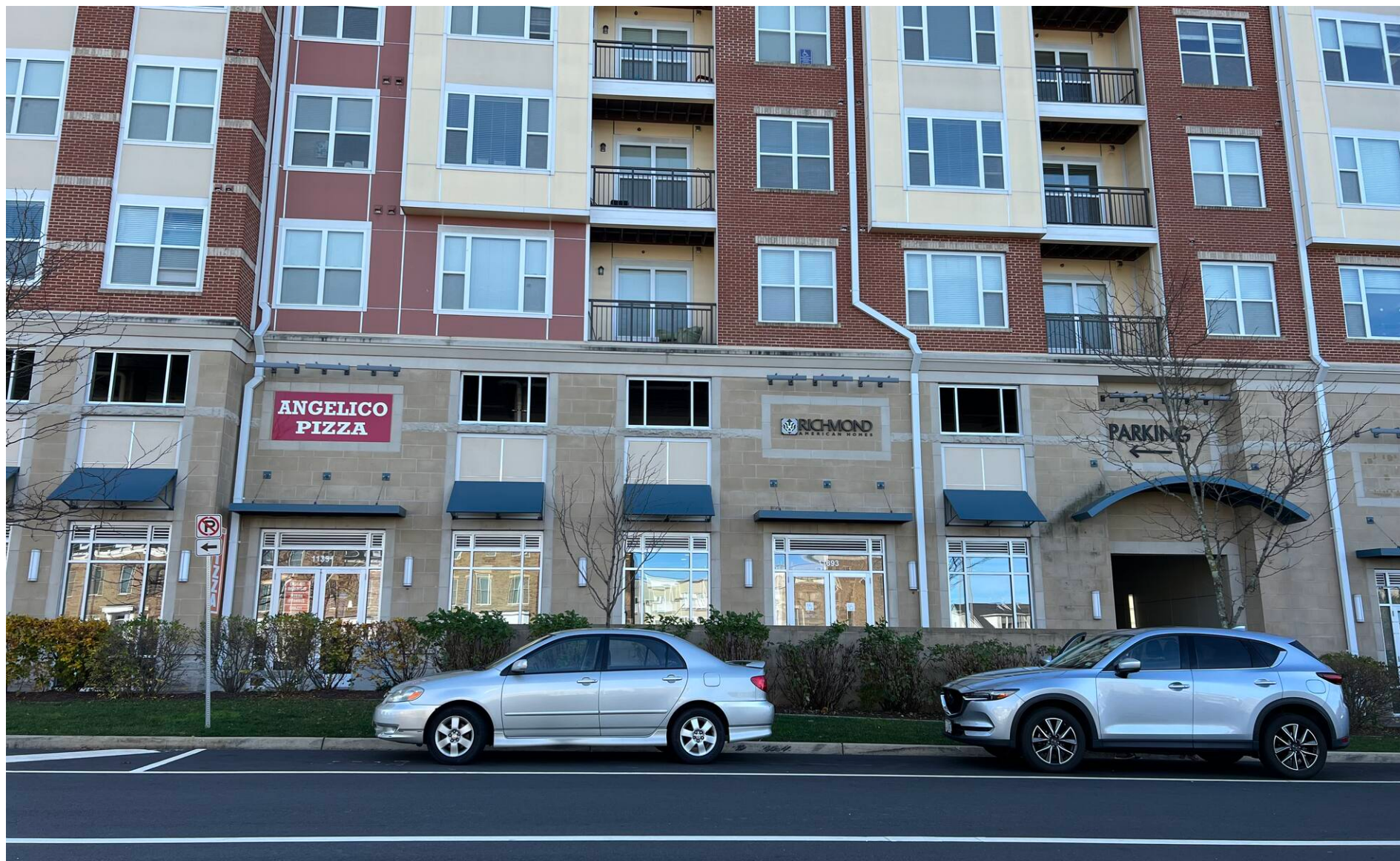
2,663 - 2,849 SF available

RAPPAPORT
CULTIVATING PLACES®

Fairfax

Virginia

- 20,412 SF of retail located in a 483 unit apartment community
- Dense residential surrounding with a population of 97,935 within 3 miles of the site
- Within a 5 minute drive to Wegmans on Monument Drive
- Accessible to Route 29 (Lee Highway) and Route 66
- Close location to Main Street Fairfax creates a steady flow of daytime and evening traffic



2025 Demographics

	1 mi.	3 mi.	5 mi.
Population	21,106	97,935	261,088
Daytime Population	13,993	64,430	98,847
Household Income	\$151,286	\$136,174,861	\$197,394
Traffic Counts	39,000 on Route 29		

Area Retailers

CAVA

ANGELICO la pizzeria

Walmart

dRock salon The Art of Hair

PF CHANG'S CHINA BISTRO

@ pure barre®



Fairfax Town Center

Fair Oaks Mall

Shops at Fairfax

Fair Lakes Promenade

Fairfax Corner

The Ridgewood By Windsor

Kamp Washington

Fairfax Centre

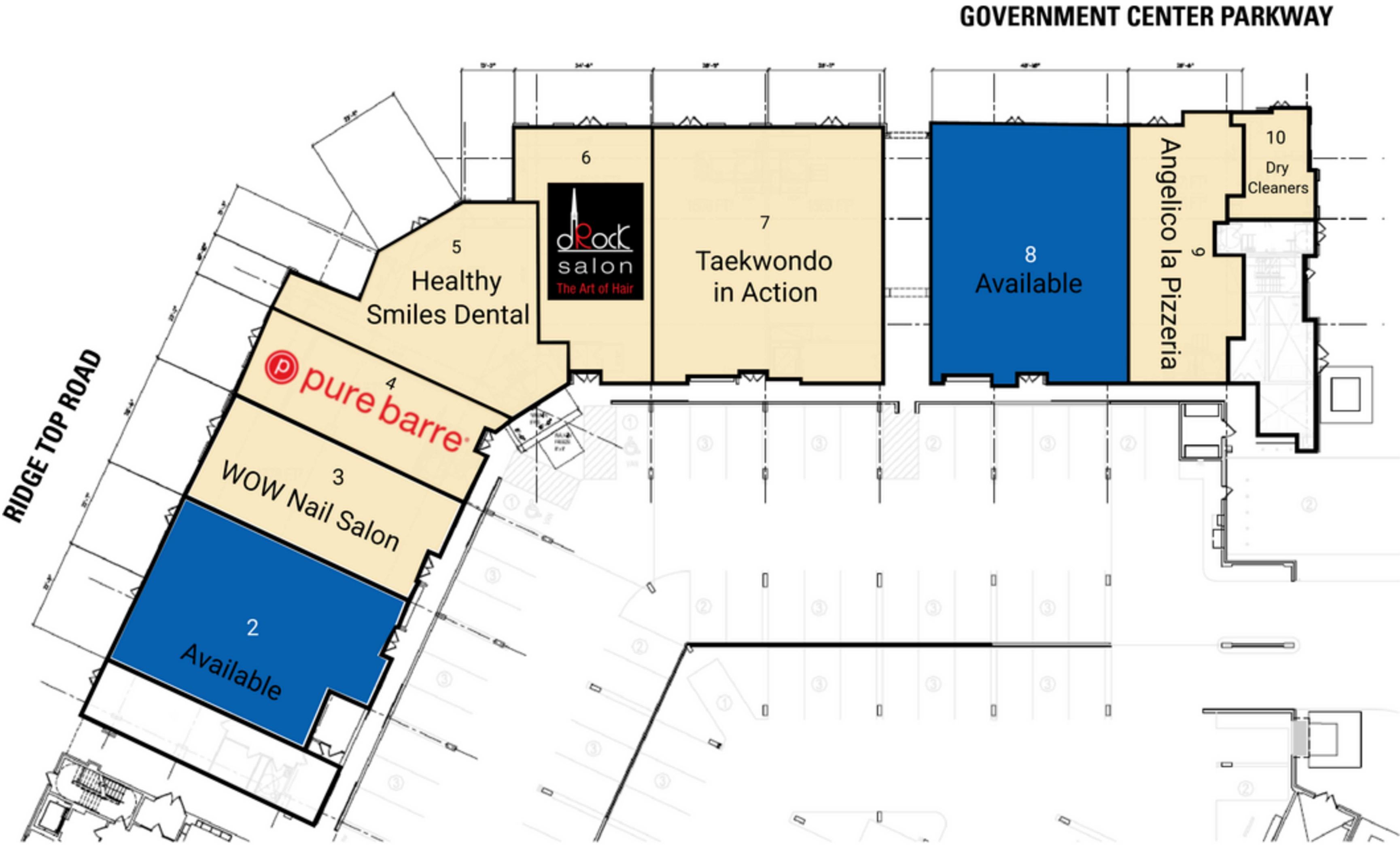
PAUL VI REDEVELOPMENT
18-ACRE USE DEVELOPMENT
130 TOWNHOMES, 180-UNIT CONDO

Site Plan

2,663 - 2,849 SF available

Space #	Sq. Ft.	Tenant
2	2,663	Available
3	1,778	WOW Nail Salon
4	1,479	Pure Barre
5	2,287	Healthy Smiles Dental
6	1,808	D Rock Salon
7	3,373	Taekwondo in Action
8	2,849	Available
9	1,817	Angelico la Pizzeria
10	883	Dry Cleaners

● Space Available



The Property



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