



The Ridgewood by Windsor

Fairfax, VA

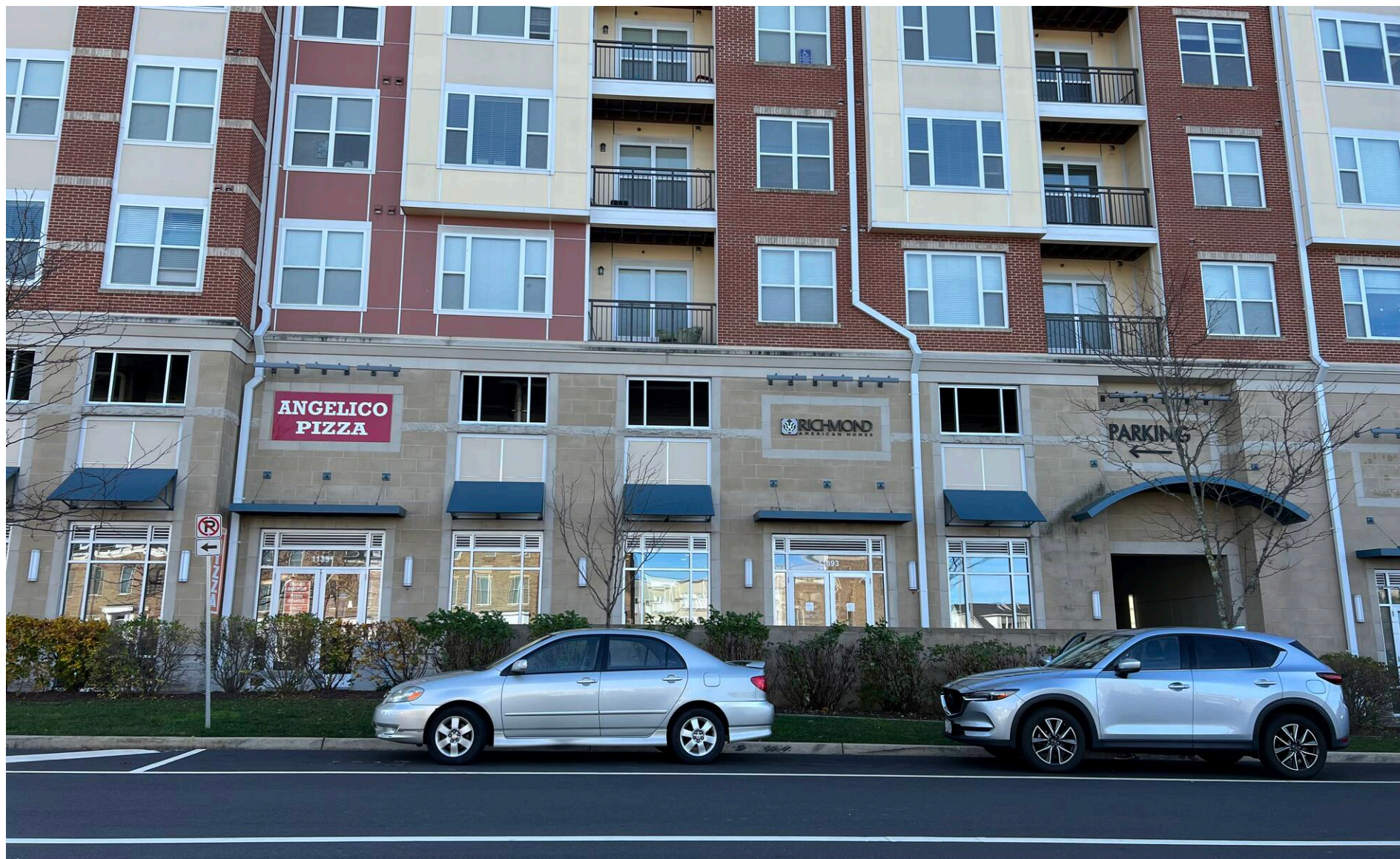
2,663 - 2,849 SF available

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



ROUTE 66 140,000 VPD

LEE JACKSON MEMORIAL HIGHWAY

ROUTE 29 39,000 VPD

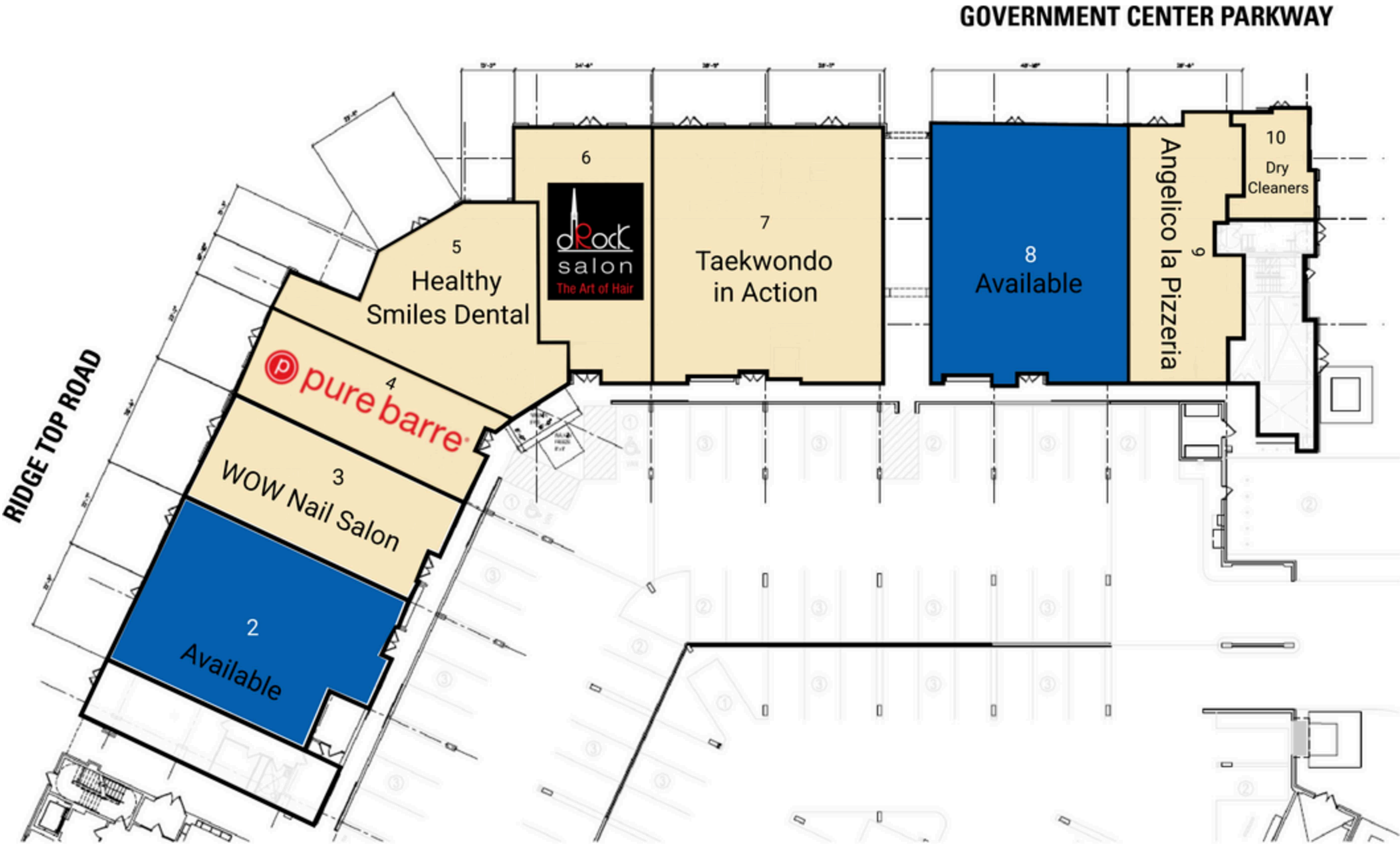
PAUL VI REDEVELOPMENT
18-ACRE USE DEVELOPMENT
130 TOWNHOMES, 180-UNIT CONDO

Site Plan

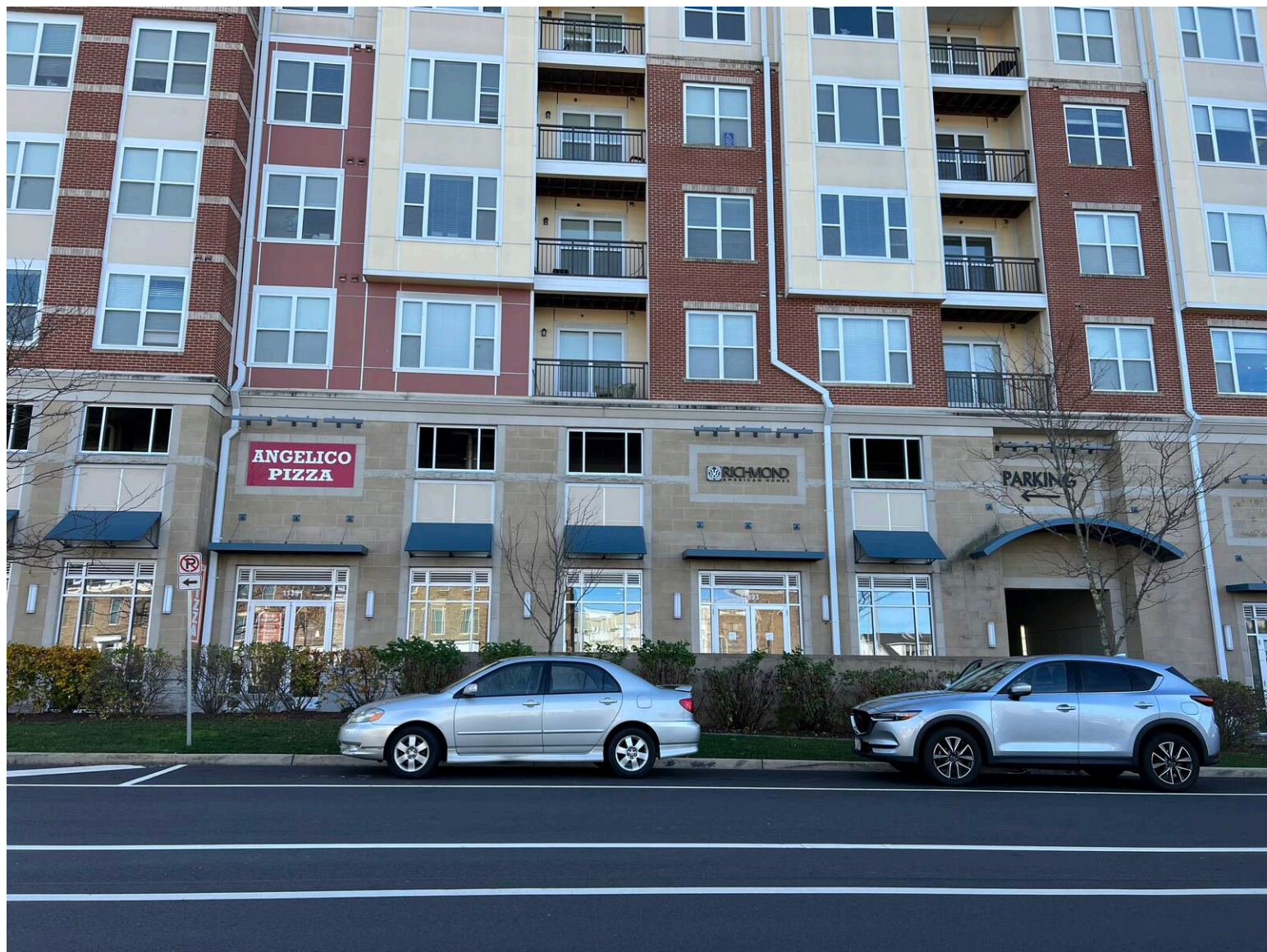
2663 - 2849 SF available

Space #	Sq. Ft.	Tenant
2	2663	Available
3	1778	WOW Nail Salon
4	1479	Pure Barre
5	2287	Healthy Smiles Dental
6	1808	D Rock Salon
7	3373	Taekwondo in Action
8	2849	Available
9	1817	Angelico la Pizzeria
10	883	Dry Cleaners

● Space Available



The Property



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THE RIDGEWOOD BY WINDSOR | 4211 RIDGE TOP RD, FAIRFAX, VA

Chris Pamboukian | cpamboukian@rappaportco.com | 571.437.4524

Emily Whalen | ewhalen@rappaportco.com | 860.906.2413