



# The Ridgewood by Windsor

Fairfax, VA

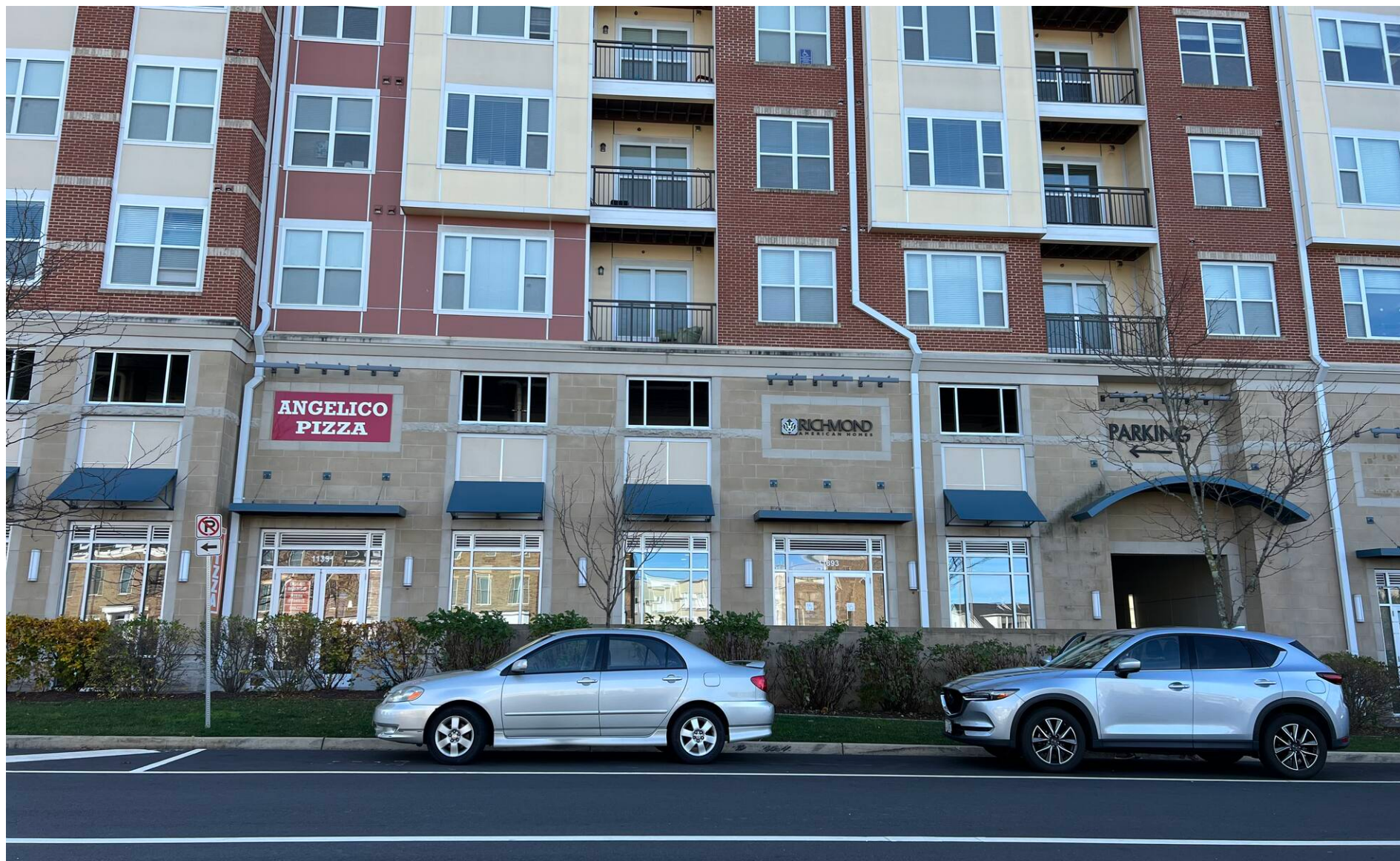
2,663 - 2,849 SF available

**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

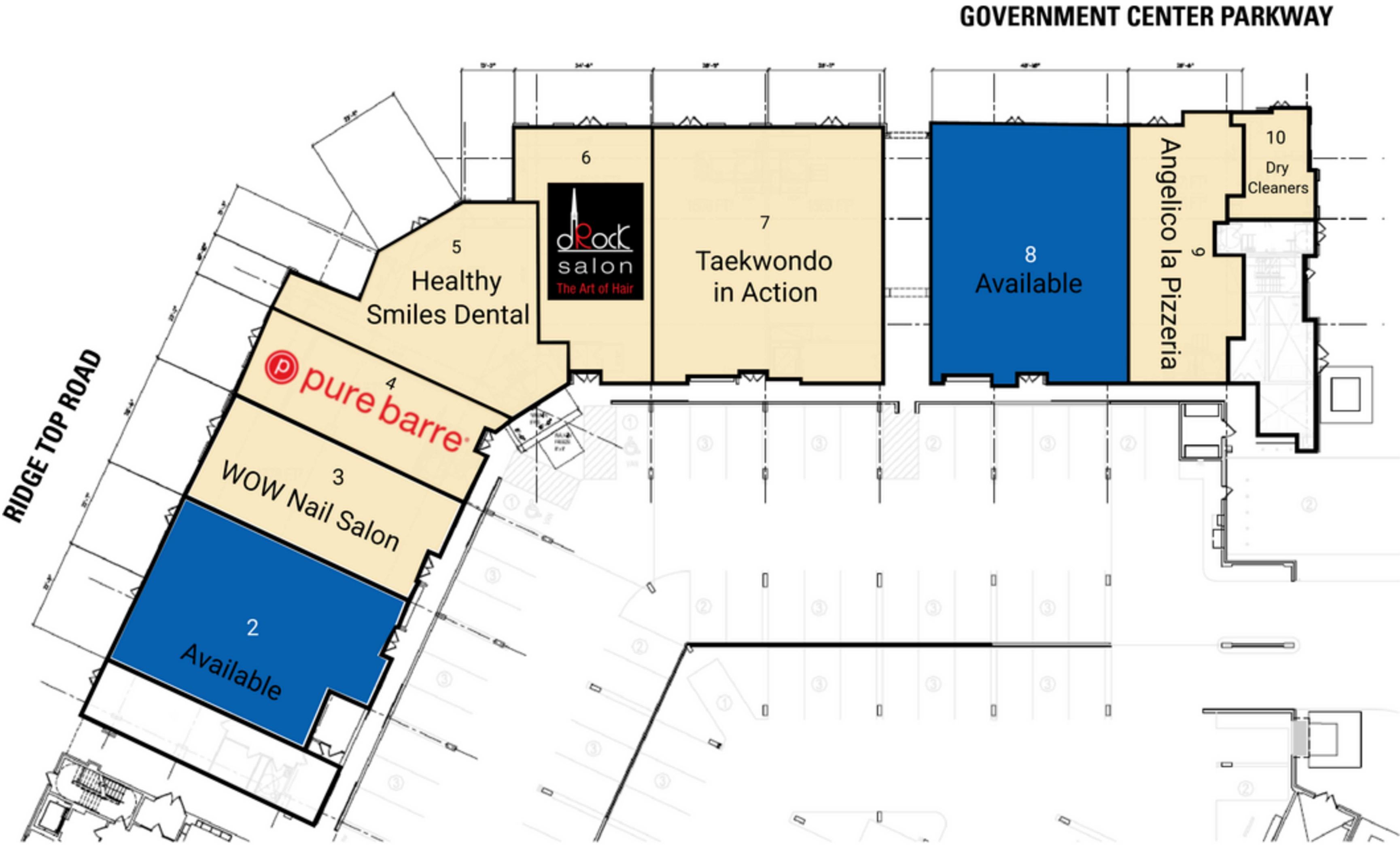
**PAUL VI REDEVELOPMENT**  
18-ACRE USE DEVELOPMENT  
130 TOWNHOMES, 180-UNIT CONDO

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

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