



The Ridgewood by Windsor

Fairfax, VA

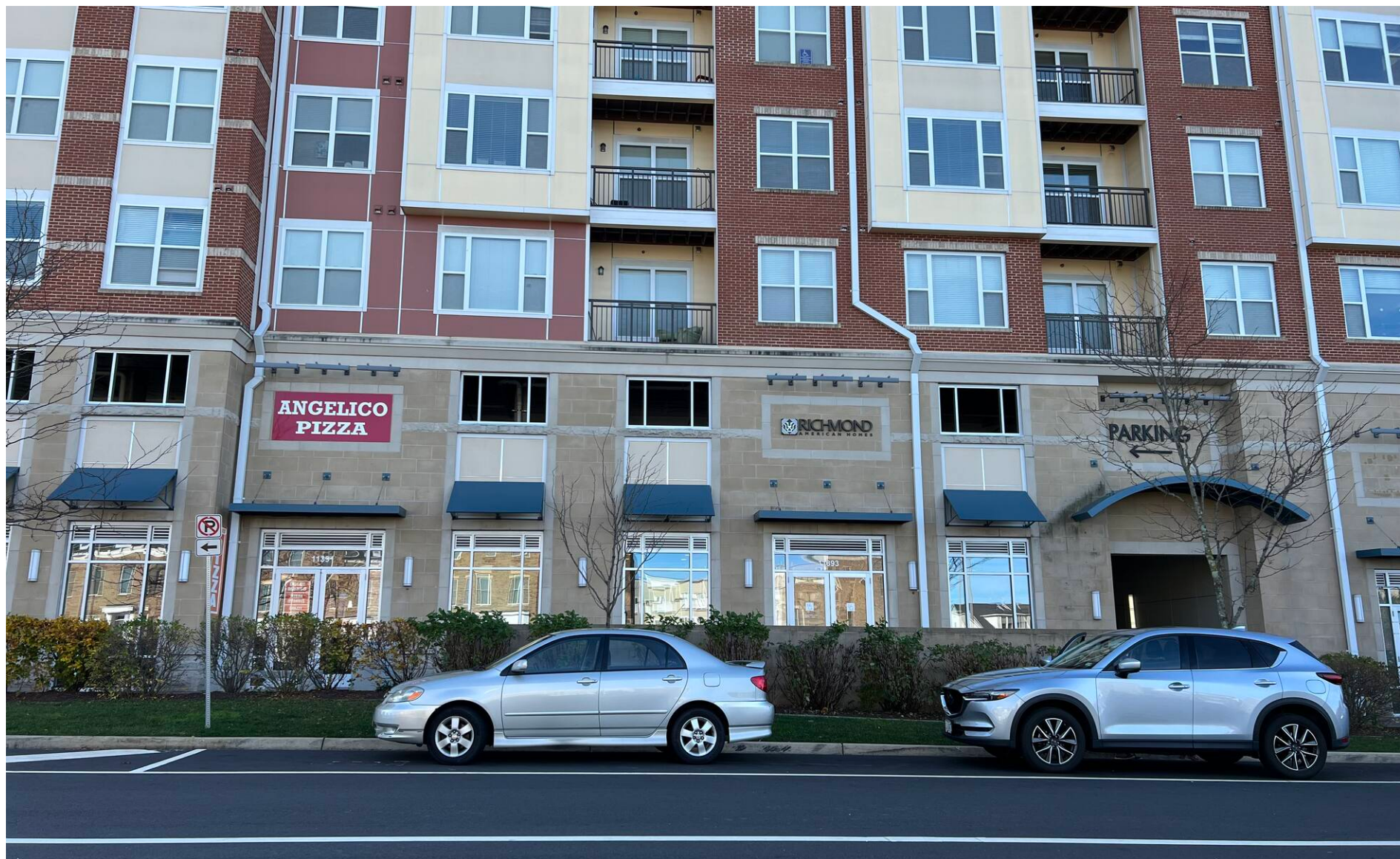
2,663 - 2,849 SF available

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



2026 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

SAFeway  HC HAIR CUTTERY  FIVE GUYS 
TJ-maxx  Panera BREAD  REGAL 

Fair Oaks Mall

The Cheesecake Factory  H&M  JCPenney 
DICK'S SPORTING GOODS  macy's  VICTORIA'S SECRET 

Shops at Fairfax

DOLLAR TREE  99 RANCH MARKET 
petco  Panera BREAD  DUCK DONUTS 

Fair Lakes Promenade

BARNES & NOBLE BOOKSELLERS  OLD NAVY 
HOME SENSE  NORDSTROM rack  California TORTILLA 

Fairfax Corner

bluemercury  corepower YOGA 
CINEMARK  P.F. CHANG'S 
REI  UNCLE JULIO'S MEXICAN from Scratch 

LEE JACKSON MEMORIAL HIGHWAY

ROUTE 29 39,000 VPD

ROUTE 66 140,000 VPD

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

The Ridgewood By Windsor

Kamp Washington

CAVA  CHIPOTLE MEXICAN  PGA TOUR SUPERSTORE 

Fairfax Centre

LIDL  Walmart+  edible arrangements 

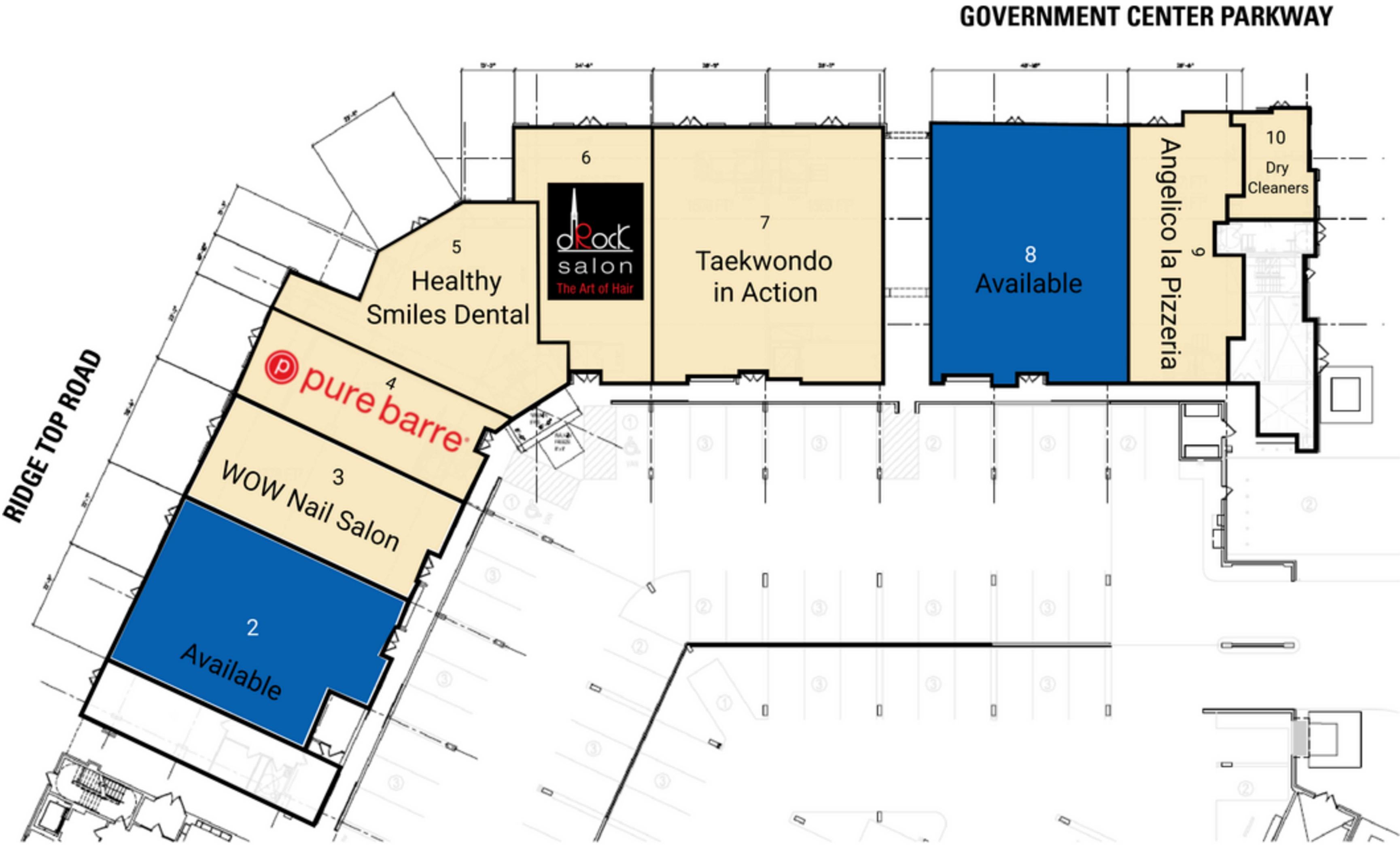
COSTCO WHOLESALE 

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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