



# FAIR OAKS BUILDING

Fairfax, VA

23,200 SF available

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CULTIVATING PLACES

# Fairfax, VA

Strategically situated next to Fair Oaks Mall, this freestanding outparcel provides exceptional visibility along Ring Road and Lee Jackson Memorial Highway (Route 50). This 23,200-square-foot building benefits from strong household incomes, over 250K residents within a five-mile radius, ample parking with 166 spaces on-site and an additional 100 evening spaces on an adjacent parcel, as well as over 200 shops, services, and restaurants in the region's premier shopping destination just next door.



## 2025 Demographics

	1 mi.	3 mi.	5 mi.
<b>Population</b>	18,776	93,670	265,633
<b>Daytime Population</b>	20,560	59,127	148,084
<b>Household Income</b>	\$136,243	\$177,694	\$178,520
<b>Traffic Counts</b>	94,000 on Lee Jackson Memorial Hwy (Rt. 50)		

## Area Retailers







# The Property



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