

Van Metre



UNIVERSITY MALL

FAIRFAX, VA

RENTAL SPACE AVAILABLE

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PROPERTY HIGHLIGHTS

AVAILABILITY:

- 800 SF interior, non-food space available 7/1/24.

KEY VISIBILITY:

Major intersection of Braddock Rd. & Rt. 123.

CAPTIVE AUDIENCE:

George Mason, the largest public research university in Virginia with approximately 36,000 students.

NEWLY REDEVELOPED:

A \$35 million renovation including 60,000 SF of new retail space, new facades, roofs, storefronts, lighting, landscaping, and new pad sites. A newly renovated and expanded Giant re-opened February, 2017.

	1 MILE	3 MILES	5 MILES
Population			
2022 Estimate	13,698	101,586	248,249
2027 Projection	13,556	100,883	245,750
2022-2027 Annual Rate	-0.21%	-0.14%	-0.20%
Households			
2022 Estimate	2,620	33,416	86,286
2027 Projection	2,561	33,021	85,110
2022-2027 Annual Rate	-0.45%	-0.24%	-0.27%
2022 Median Household Income	\$160,271	\$146,051	\$148,889
2021 VDOT AADT			
Rt. 123 Ox Rd. (26,000 ADT)			
Rt. 620 Braddock Rd. (33,000 ADT)			



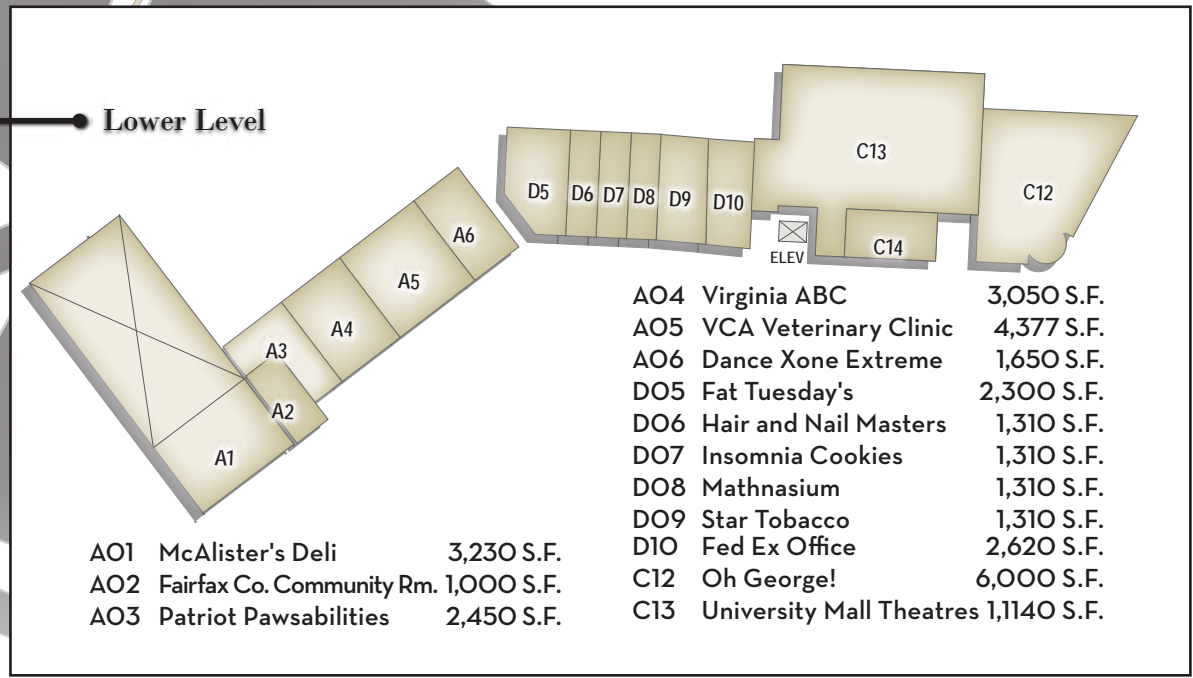
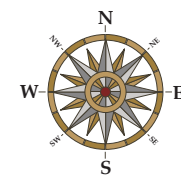
FOR MORE INFORMATION PLEASE CONTACT: TY HAUSCH | THAUSCH@VANMETRECOMPANIES.COM | 703.272.2680

Route 123 Ox Road
(26,000 ADT)

Route 620 Braddock Road
(33,000 ADT)

BLD-A	Giant Food	50816 S.F.
BLD-E1	Dentistry for Children	5000 S.F.
BLD-F1	Teddy Bear Day Care	6000 S.F.
BLD-F2	Children's Medical Associates	7500 S.F.
BLD-G1	Cardinal Bank	3000 S.F.
BLD-G2	Wendy's	3000 S.F.
BLD-J	Verizon/The Cellular Connection	1300 S.F.
BLD-K	Velocity Wings	2655 S.F.
BLD-L	Sunoco	2328 S.F.

B01	Tropical Smoothie Café	980 S.F.
B02	McDonald's	4300 S.F.
B03	University Tailor Shop	880 S.F.
B04	Domino's Pizza	1450 S.F.
B05	Samurai Japanese Steakhouse and Sushi Bar	5400 S.F.
B06	Gathering Grounds Café	1310 S.F.
B07	Dunkin' Donuts	1310 S.F.
B08	Taco Bamba	1310 S.F.
B09	The Halal Guys	1310 S.F.
C01	Regency Cleaners	2000 S.F.
C02	Bandito's Bar & Kitchen	6000 S.F.
C03	Act II Salon	1442 S.F.
C04	Bangkok Golden Thai Restaurant	1650 S.F.
C05	AVAILABLE 7/1/24	800 S.F.
C06/7	The Cave Gaming Center	3160 S.F.
C08/9	Tumbles	3031 S.F.
C10	Orange Theory Fitness	3250 S.F.
C11	Sola Salon Studios	6015 S.F.
DO1	The Amazing Comic Shop	2300 S.F.
DO2	The Black Belt Academy	3930 S.F.
DO3A	Peachwave Frozen Yogurt	1310 S.F.
DO3B	Suit Up	1262 S.F.
DO4	Dale P. Shewmaker, DDS	1310 S.F.



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