



Costco Plaza - Fairfax

Fairfax, VA

Washington-Arlington-Alexandria (DC-VA-MD-WV)



Kevin Allen
Leasing Representative
(410) 427-4434
kallen@kimcorealty.com





AERIAL



GROSS LEASABLE AREA (GLA)	341,727 SF
PARKING SPACES	1,890
PARKING RATIO	5.53 per 1,000 SF

Kevin Allen

Leasing Representative | (410) 427-4434 | kallen@kimcorealty.com



DENSITY AERIAL



Property Overview

Costco Plaza is located in the D.C. suburb of Fairfax County in a densely populated area with strong demographics and good access from Rte. 66 and Fairfax County Parkway.

Kevin Allen

Leasing Representative | (410) 427-4434 | kallen@kimcorealty.com



Costco Plaza - Fairfax

Fairfax, VA

www.kimcorealty.com/105470

 Curbside Pick-up

	TENANT	SQ FT
1	Costco	139,658
2	Home Depot	126,290
3	Office Depot	19,703
4	Onelife Fitness	42,837
5	Subway	1,792
6	Santini's New York Style Deli	5,000
7	Mattress Warehouse	6,447



Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curbs-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curbs-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

Kevin Allen

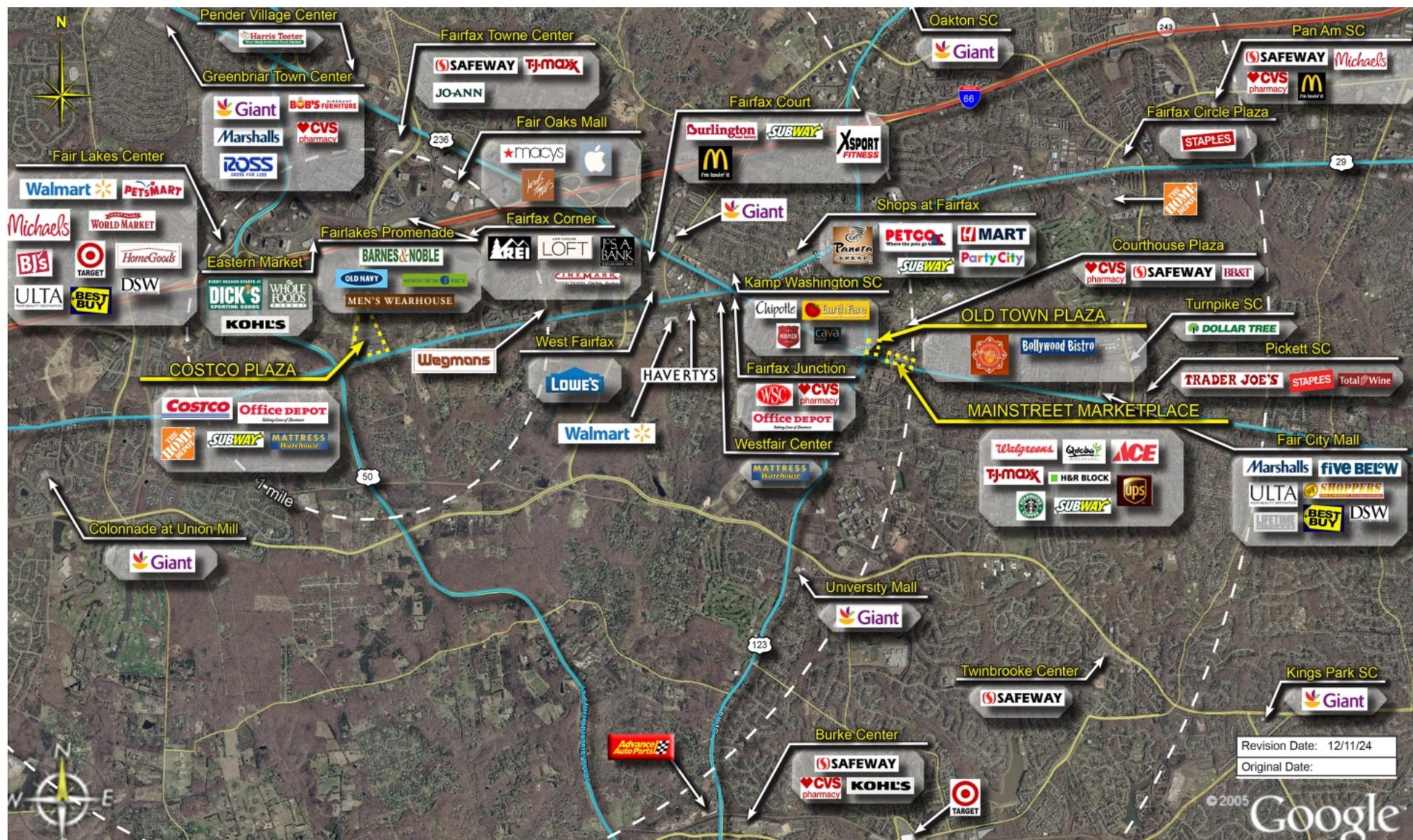
Leasing Representative | (410) 427-4434 | kallen@kimcorealty.com



Costco Plaza - Fairfax

Fairfax, VA

www.kimcorealty.com/105470

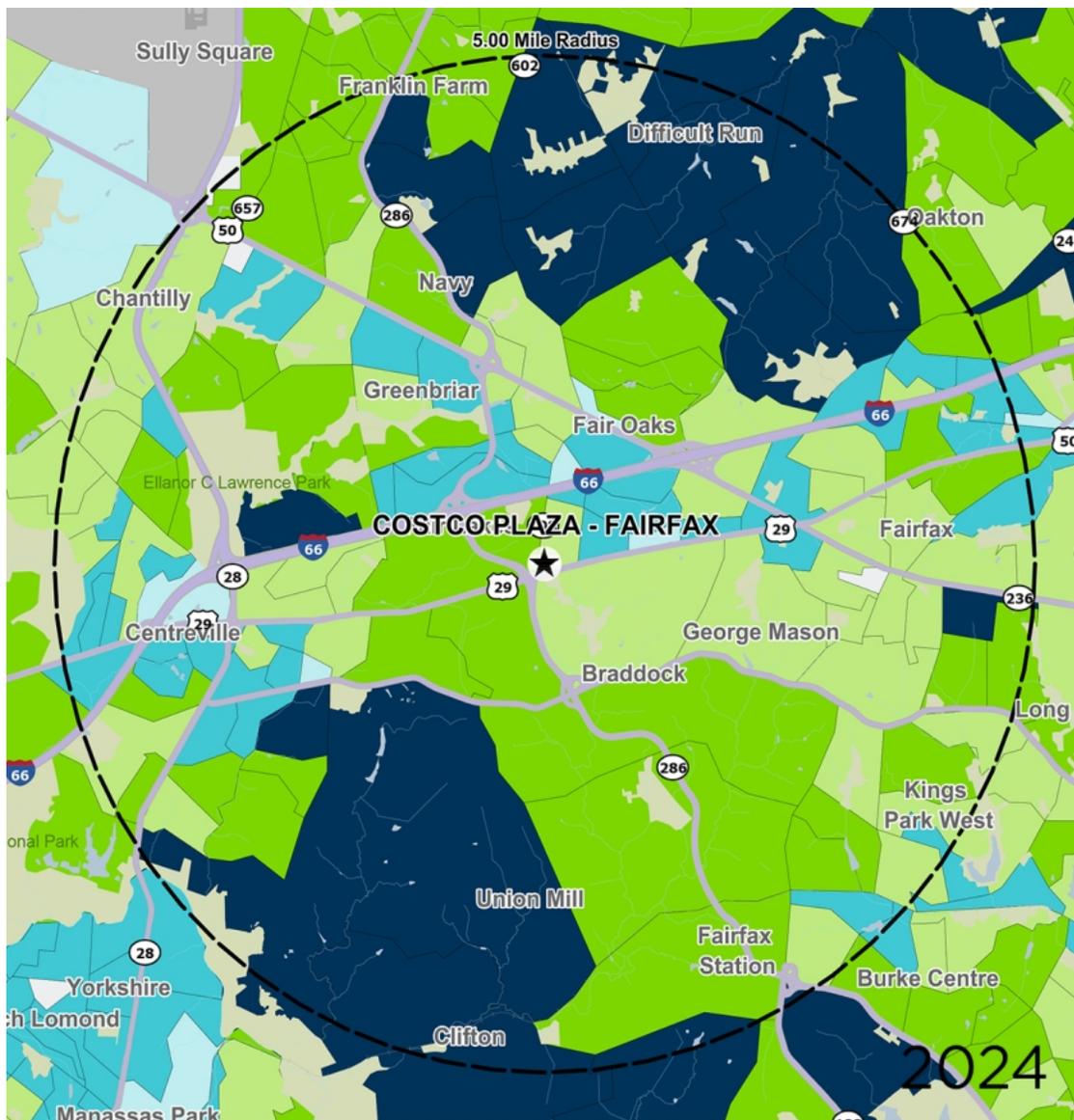


COMPETITION MAP

Kevin Allen

Leasing Representative | (410) 427-4434 | kallen@kimcorealty.com





by Block Group

Demographics

2024 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	11,654	95,965	255,126
Daytime Pop	14,628	105,389	301,946
Households	4,924	36,322	88,498
Average HH Income	\$152,601	\$178,204	\$188,573
Median HH Income	\$131,446	\$146,320	\$152,828
Per Capita Income	\$64,504	\$67,682	\$65,808

Average Household Income

Popstats, 4Q 2024, Trade Area Systems

- \$300K and up
- \$200K - \$300K
- \$150K - \$200K
- \$100K - \$150K
- \$75K - \$100K
- < \$75K

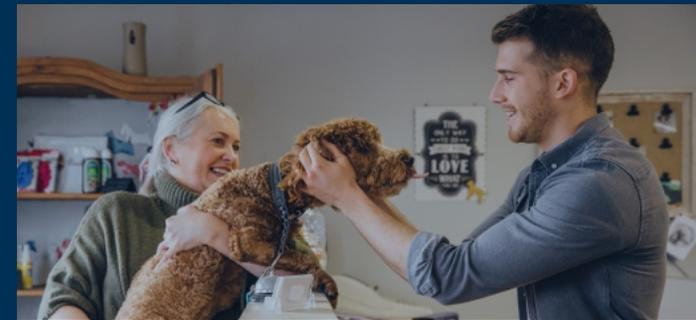


Kevin Allen

Leasing Representative | (410) 427-4434 | kallen@kimcorealty.com

Costco Plaza - Fairfax

W. Ox Rd. (Rte. 608) & Lee Hwy. (Rte. 29), Fairfax, VA



Kevin Allen

Leasing Representative

(410) 427-4434

kallen@kimcorealty.com