



# Old Town Plaza

Fairfax, VA

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



**Kevin Allen**

Leasing Representative

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AERIAL



GROSS LEASABLE AREA (GLA)	79,562 SF
PARKING SPACES	558
PARKING RATIO	7.01 per 1,000 SF



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DENSITY AERIAL

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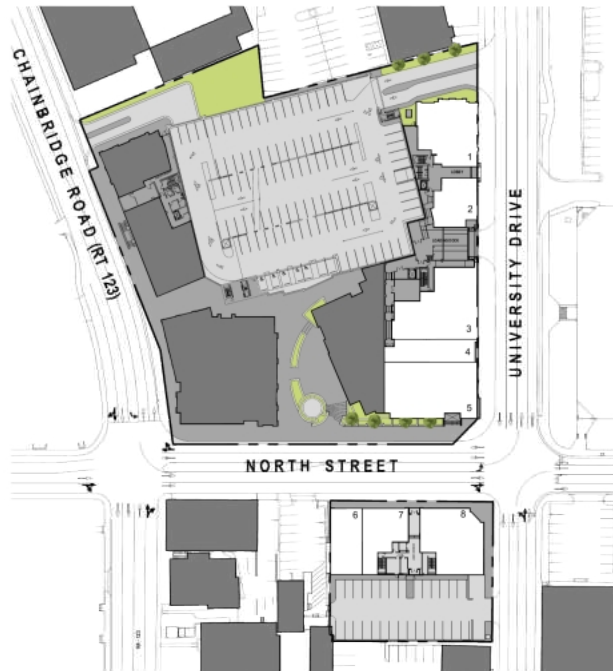
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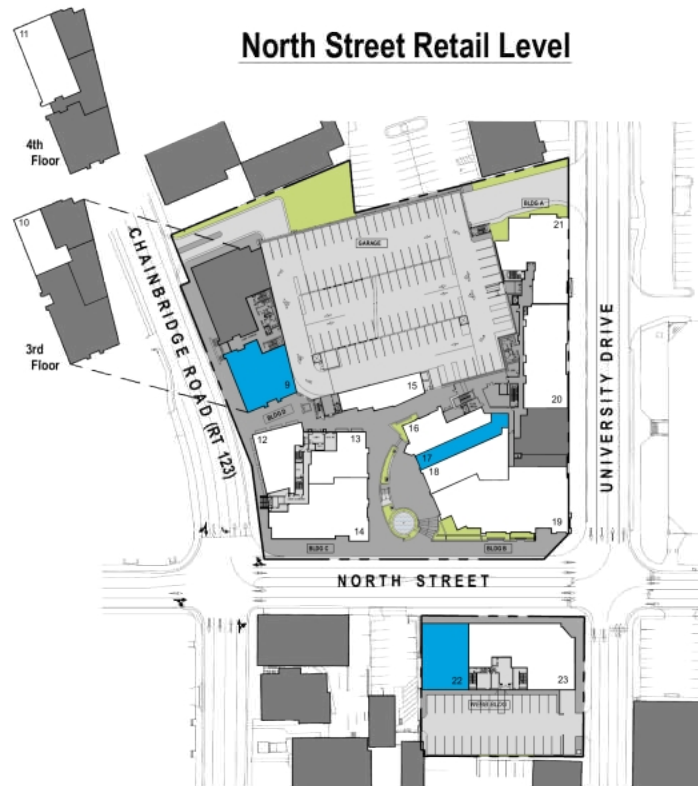


Available

## University Drive Retail Level



## North Street Retail Level



	TENANT	SQ FT
1	Siri Om Yoga	3,570
2	Old Dominion Pizza Company	1,968
3	Kaizen MMA of Fairfax	4,794
4	Hand & Stone Massage and [...]	2,012
5	Ornery Beer Company	4,855
6	Pokemoto	1,466
7	ONE Bar & Grill	2,685
8	Make My Day CPA	3,613
9	Available	2,982
10	Angelic Lashes by Tiffany	2,323
11	Frei, Mims & Perushek, L.L.P	4,177
12	The Commons	2,320
13	Bollywood Bistro	3,574
14	Brooke's Bridal & Ball	3,227
15	Brooke's Bridal & Beyond	1,935
16	The Wine House	2,053
17	Available	1,988
18	Zandra's Taqueria	2,500
19	Samson Properties	7,404
20	Kalbaugh, Pfund & Messersmith	5,210
21	Crestline Hotels	5,577
22	Available	3,909
23	Rathbun & Goldberg, PC	5,420

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, curb-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, curb-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.

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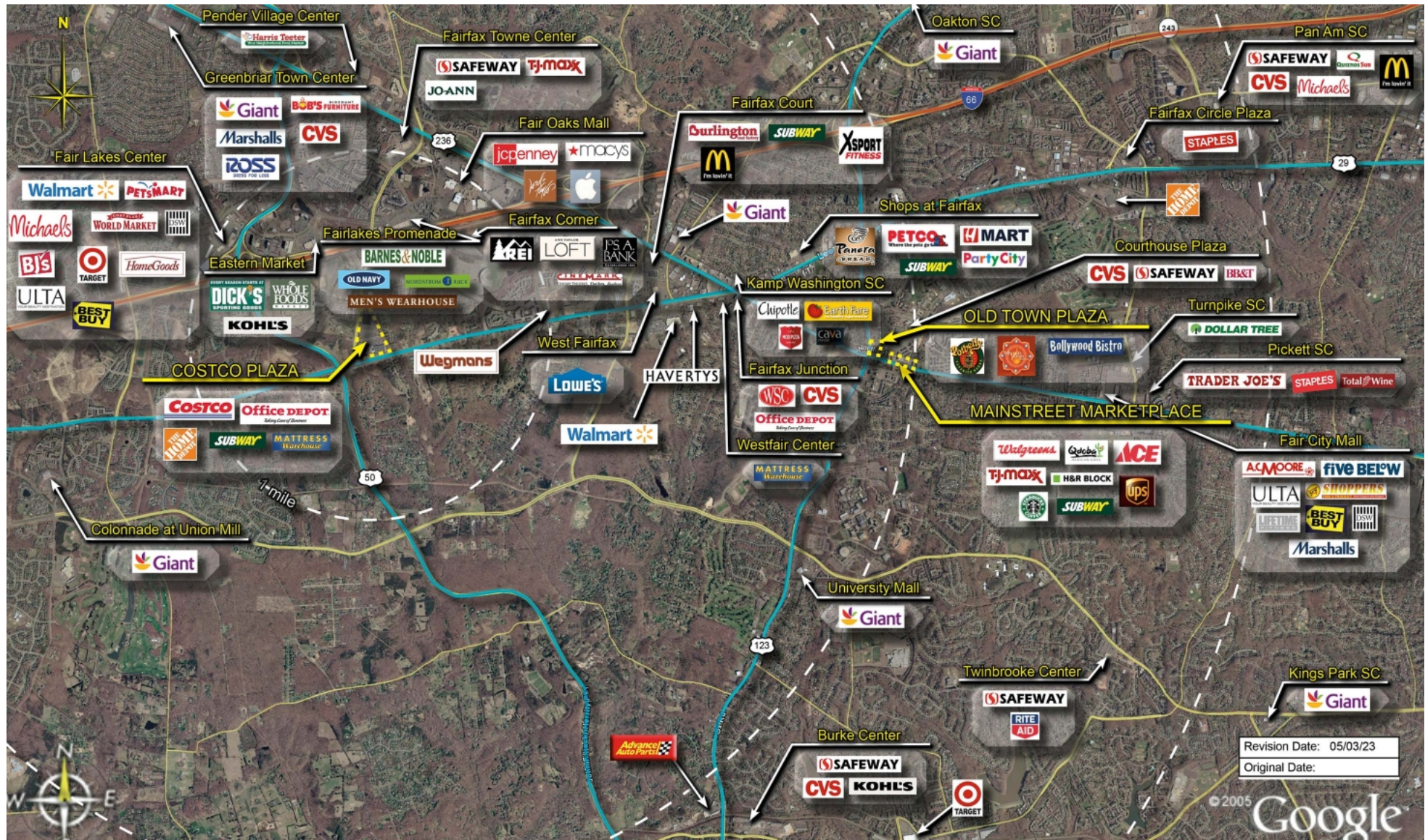
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COMPETITION MAP

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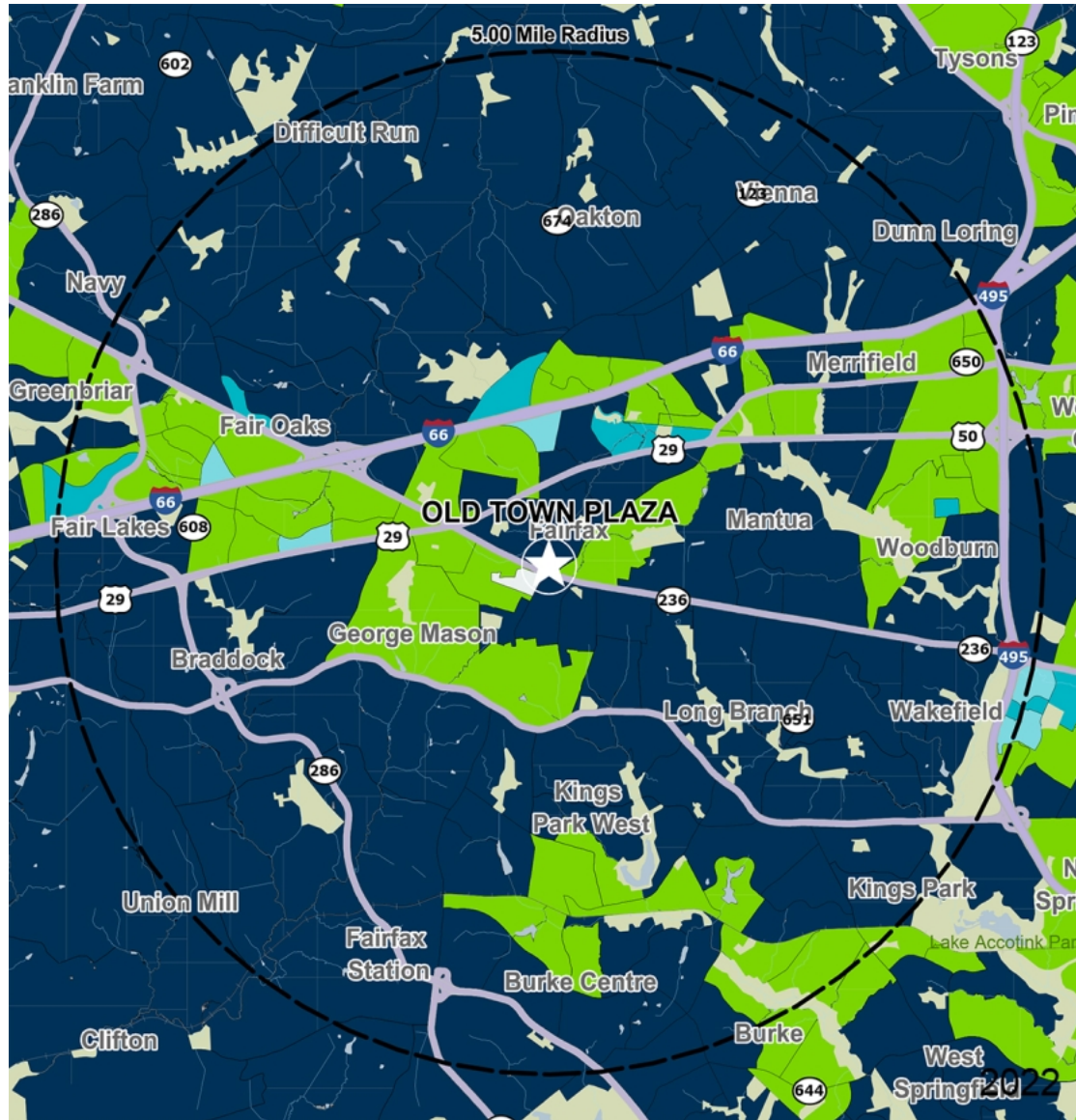




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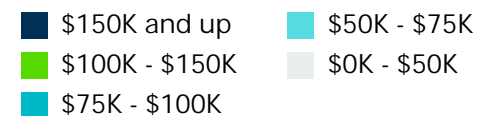
by Block Group

## Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	17,196	113,608	274,195
Daytime Pop	79,416	178,294	415,155
Households	5,140	40,282	99,419
Average HH Income	\$155,071	\$162,302	\$174,159
Median HH Income	\$127,817	\$134,714	\$143,534
Per Capita Income	\$49,710	\$58,479	\$63,632

## Average Household Income

Popstats, 4Q 2022, Trade Area Systems



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University Blvd. & Chain Bridge Rd., Fairfax, VA



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