



Old Town Plaza

Fairfax, VA

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



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AERIAL



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



DENSITY AERIAL



Property Overview

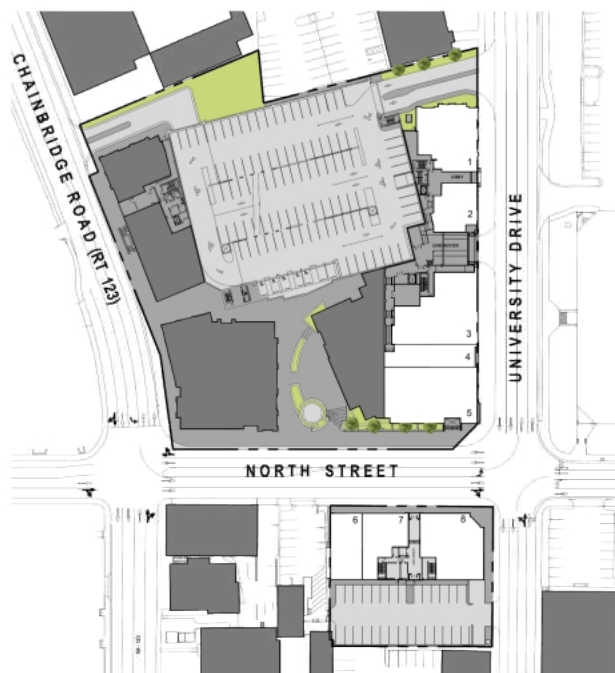
Old Town Fairfax is a mixed-use property. The center offers plenty of parking, an expanded courtyard area, and a mix of soft goods, food, and other ancillary uses. There is good access to the site and a short distance from Route 66.

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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	Belle Mode Intimates	1,466
7	ONE Bar & Grill	2,685
8	Make My Day CPA	3,613
9	Gaming Giant	2,982
10	Angelic Lashes by Tiffany	2,323
11	Frei, Mims & Perushek, L.L.P	4,177
12	Common Culture	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	Romy Salon	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	Kramer Elias	3,909
23	Rathbun Bateman, P.C.	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.

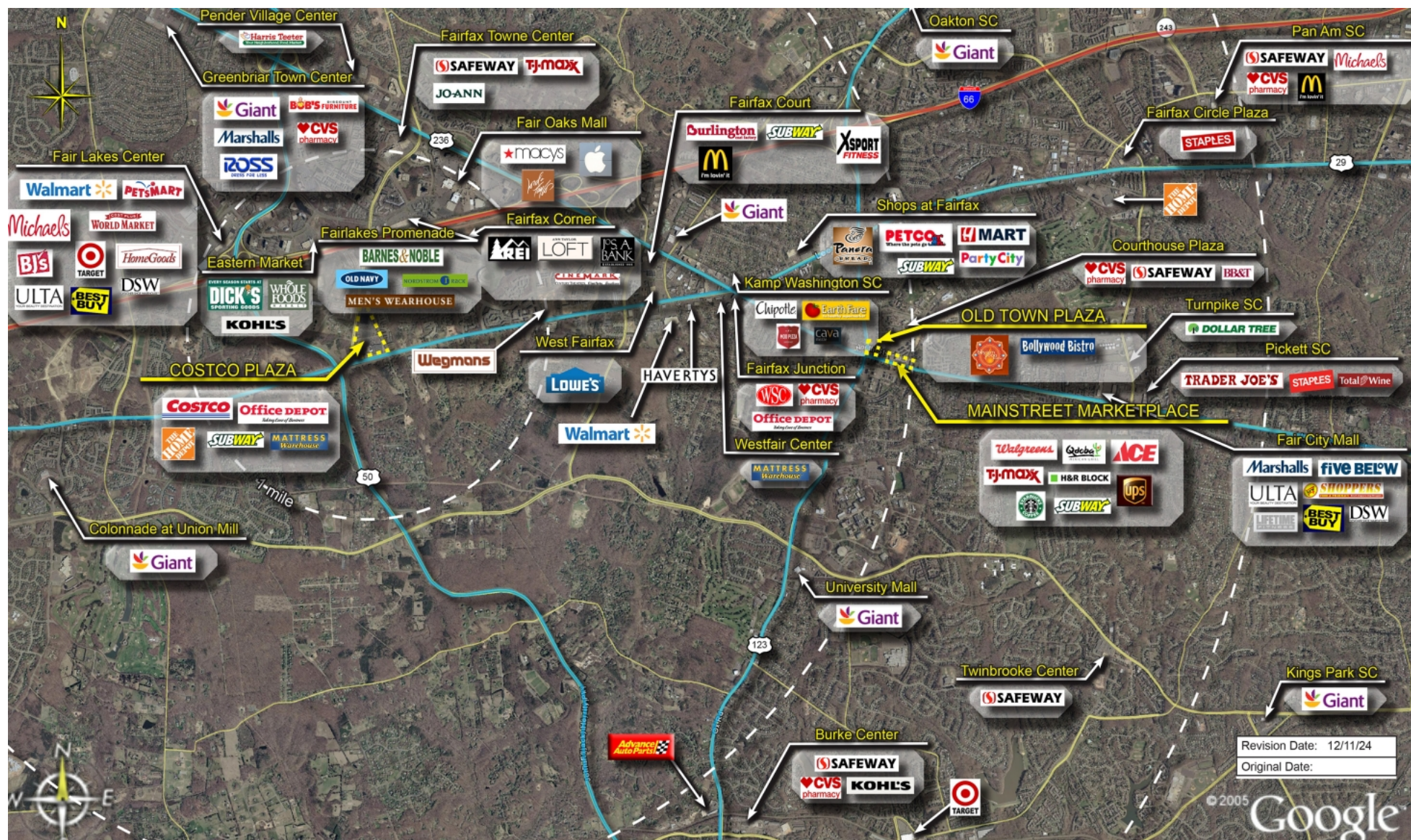
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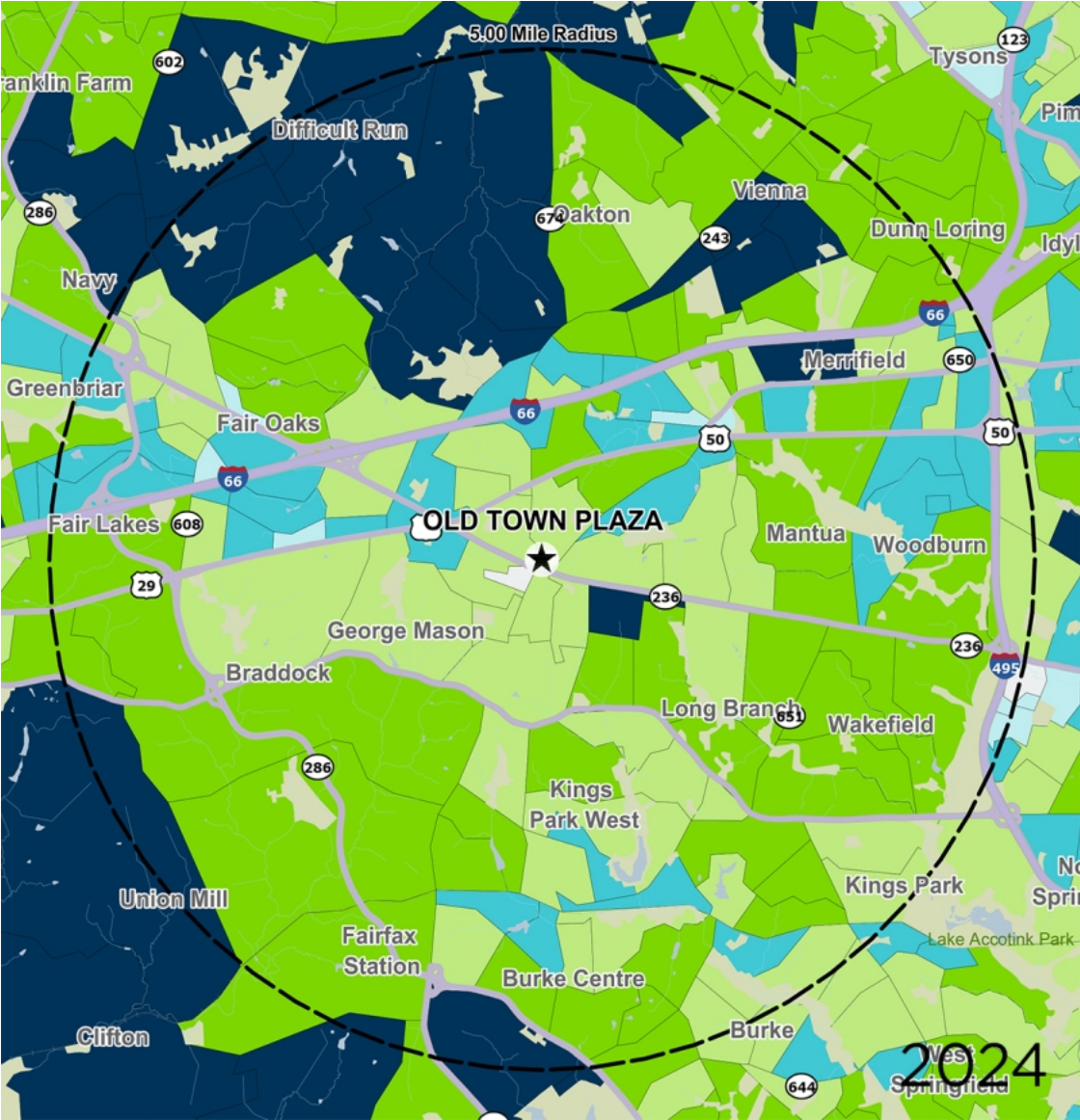


COMPETITION MAP

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by Block Group

Demographics

2024 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	17,842	117,306	280,281
Daytime Pop	70,410	170,220	414,805
Households	5,440	40,714	99,673
Average HH Income	\$174,728	\$181,707	\$195,059
Median HH Income	\$148,699	\$150,342	\$158,149
Per Capita Income	\$55,678	\$63,802	\$69,833

Average Household Income

Popstats, 4Q 2024, Trade Area Systems

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



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