



# 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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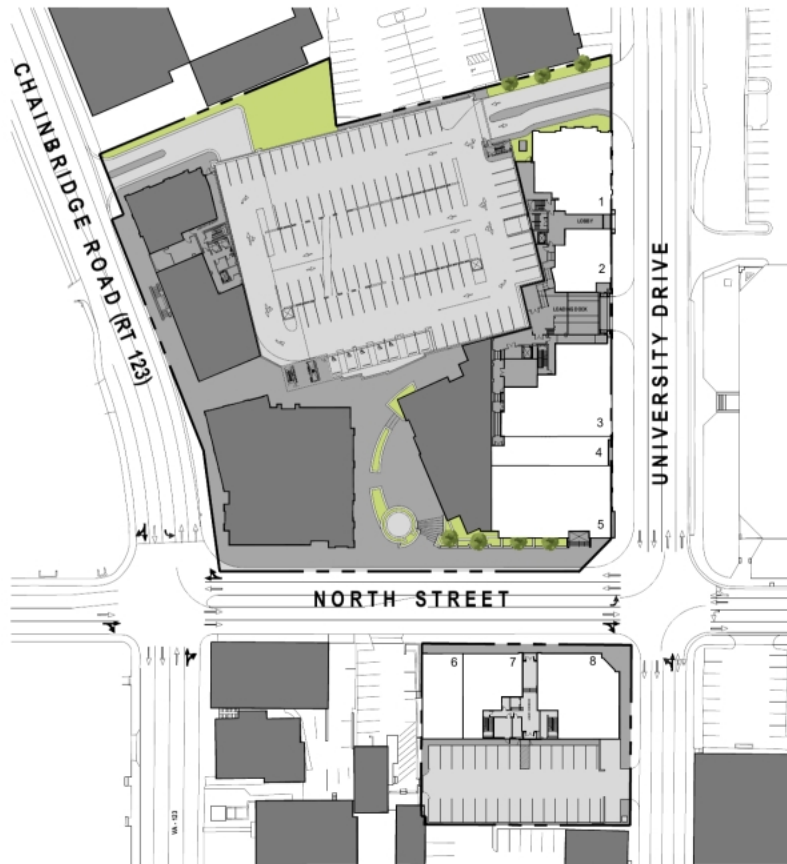
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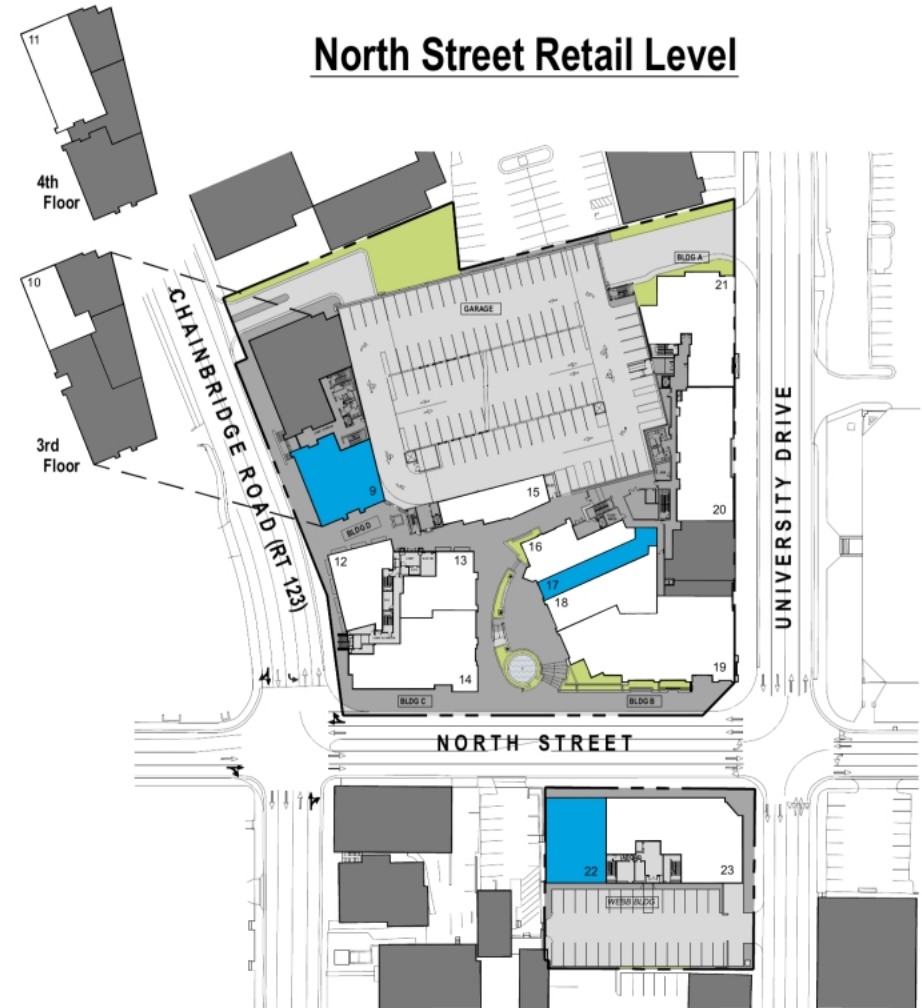


Available

## University Drive Retail Level



## North Street Retail Level



8/29/23

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

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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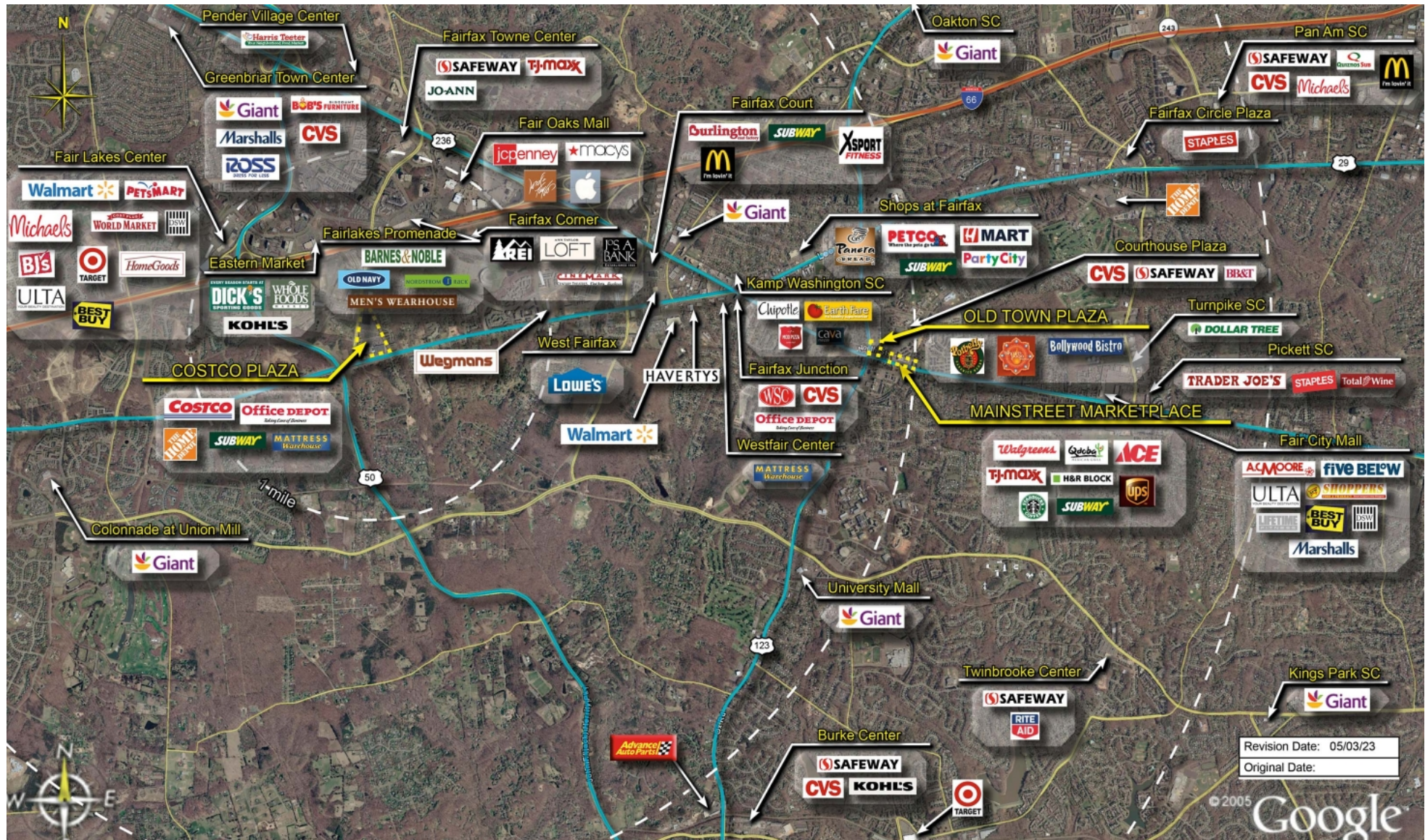




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COMPETITION MAP

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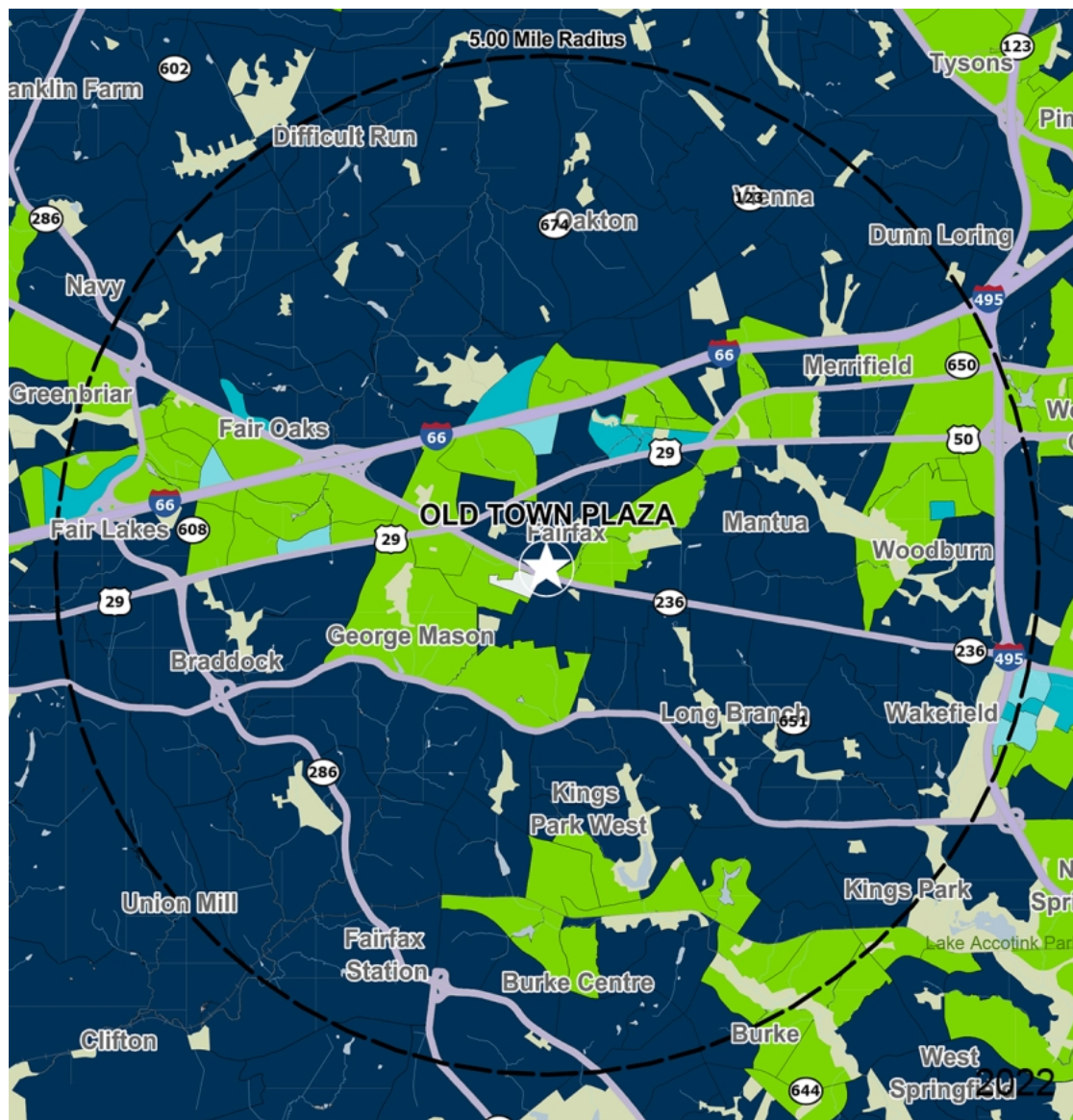




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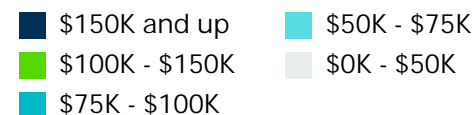
by Block Group

## 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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