Next REALTY MID-ATLANTIC

Old Town Plaza

University Drive & North Street
Fairfax, VA 22030

FOR LEASE

1,981 SF -
2,982 SF

AVAILABLE

2,982 SF AVAILABLE

2,320 SF AVAILABLE

1,981 SF AVAILABLE

Chainbridge Road

University Drive

PARKING GARAGE

21,000 AADT

11,000 AADT

20,000 AADT

North Street

yogaworks

Pacers

RED EFFECT

Massage Green

Sylvan

Zendra's

Bollywood Bistro

Brooke's

SAMSON PROPERTIES

ORNERY BEER COMPANY

SMASH'D CREAMERY

make my day CPA

Bollywood Bistro
CONTEMPORARY INDIAN CUISINE

HIGHLIGHTS:

- 84,858 SF Mixed Use Center in the heart of Old Town Fairfax, VA

- Convenient on-site parking garage with over 550 parking spaces

- Short walk to Fairfax County Courthouse and Judicial Office, and over 21,000 employees within 1 mile

- Join National and Regional retail tenants:

Sylvan Learning yogaworks Bollywood Bistro SAMSON PROPERTIES RED EFFECT INFRARED FITNESS

KIMCO REALTY

2021 TRAFFIC COUNTS

Chain Bridge Rd: 21,000 AADT
University Dr: 11,000 AADT
North St: 20,000 ADT

DEMOGRAPHICS*

	1-mile	3-mile	5-mile
Population	14,581	116,362	277,270
Households	4,361	38,904	95,908
Median HH Income	$130,373	$134,979	$143,462
Daytime Population	26,601	101,742	237,831

* Demographics are 2021 Estimates
2021 SITES USA, INC.

Interested in more information? Please Contact:

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186,000 AADT

58,000 AADT

BOULEVARD MARKETPLACE AT FAIRFAX
ABC
Firenza
7-ELEVEN

POINT 50
48,101 SF Redevelopment

FAIRFAX COURT
Burlington Coat Factory
Xsport Fitness
Pier 1 imports

H MART

KAMP WASHINGTON
CHIPOTLE
PGA TOUR SUPERSTORE
PET SUPPLIES PLUS
MOD
GOODYEAR
CAVA
JJ

99 RANCH MARKET
Party City
petco

FAIRFAX MARKETPLACE
Sprint
FedEx Office
FIVE GUYS
Starbucks
WELLS FARGO

Fairfax Blvd

OLD TOWN PLAZA
RED EFFECT
yogaworks
Massage Green
Sylvan Learning
Pacers

COURTHOUSE PLAZA
SAFEWAY
CVS pharmacy

LOWE'S Home Improvement Warehouse

66

29

FAIRFAX POINTE
T-Mobile
DUNKIN' DONUTS
ZOËS KITCHEN

Guitar Center
THE BIG SCREEN STORE

ALDI
planet fitness
Advance Auto Parts
CVS
FAIRFAX JUNCTION

FAIRFAX COUNTY COURTHOUSE, GOVERNMENT & JUDICIAL OFFICES

North St

123

MAIN STREET MARKETPLACE
ACE Hardware
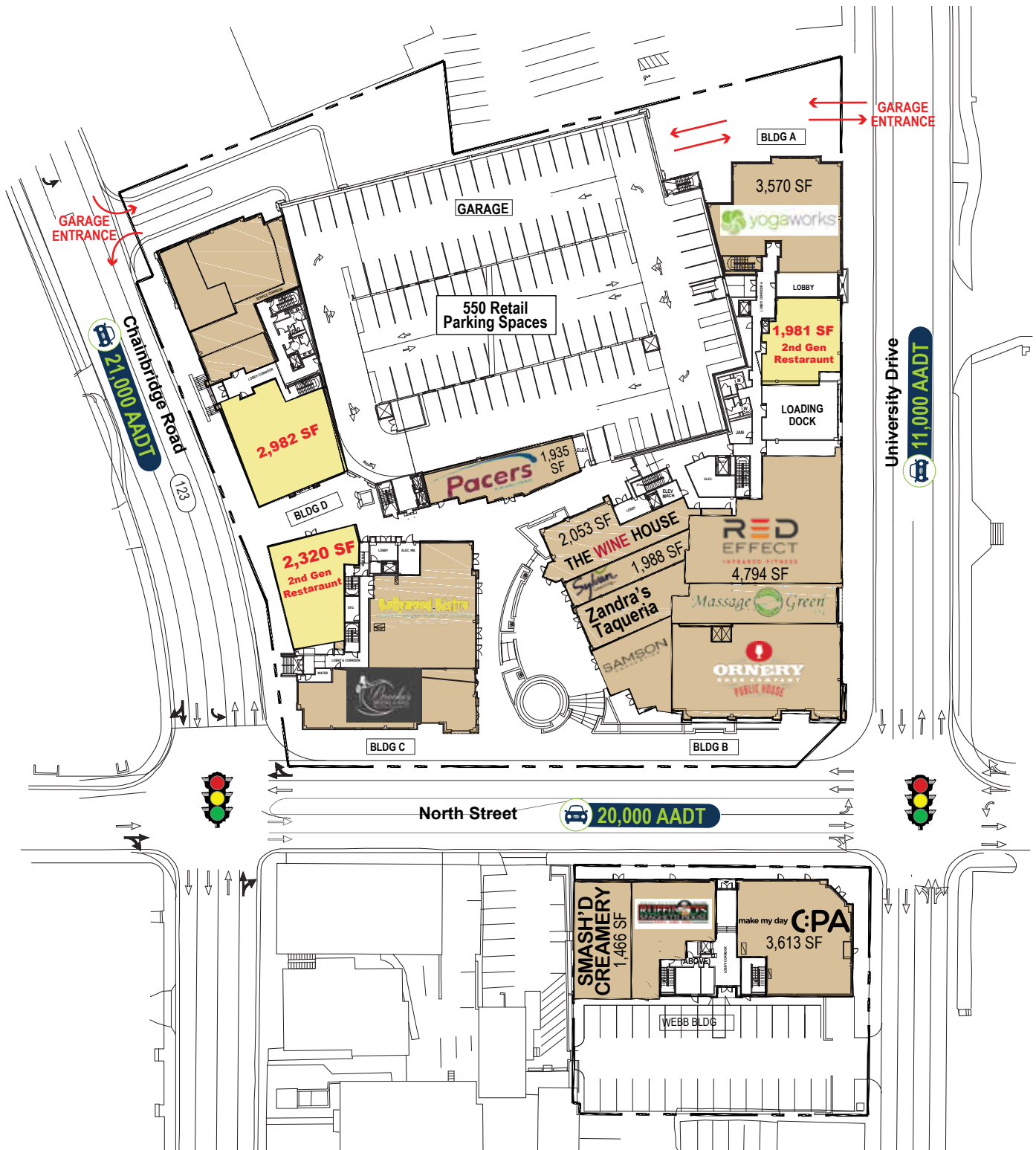T·J·MAXX
Walgreens

FAIRFAX CENTER I & II
Walmart

Chain Bridge Rd

Roberts Rd

620

Ox Rd

GEORGE MASON UNIVERSITY
34,000+ Students
5,600 Staff
6,200 Living On-Campus

N

Fairfax, VA

GARAGE ENTRANCE

GARAGE ENTRANCE

BLDG A

3,570 SF

yogaworks

LOBBY

21,000 AADT

Chainbridge Road

123

GARAGE

550 Retail Parking Spaces

1,981 SF
2nd Gen Restaraunt

LOADING DOCK

University Drive

11,000 AADT

2,982 SF

Pacers

1,935 SF

BLDG D

2,320 SF
2nd Gen Restaraunt

Bollywood Bistro

2,053 SF

THE WINE HOUSE

Sylvan

Zandra's Taqueria

1,988 SF

RED EFFECT
INFRARED FITNESS

4,794 SF

Massage Green

SAMSON

ORNERY
BEER COMPANY
PUBLIC HOUSE

Brookes

BLDG C

BLDG B

North Street **20,000 AADT**

SMASH'D CREAMERY

1,466 SF

(ABOVE)

make my day CPA

3,613 SF

WEBB BLDG

KIMCO REALTY